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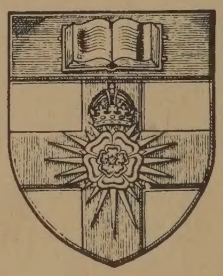

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FORTY-SEVEN VOLUMES.

— *(4.)* —

AGRICULTURE.

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ROYAL COMMISSION ON AGRICULTURE.

ENGLAND.

REPORT

BY

MR. R. HUNTER PRINGLE
(ASSISTANT COMMISSIONER)

ON THE

COUNTIES OF BEDFORD, HUNTINGDON AND NORTHAMPTON.

Presented to both Houses of Parliament by Command of Her Majesty.

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THE COUNTIES OF BEDFORD, HUNTINGDON, AND NORTHAMPTON.

To HERBERT LYON, Esq., Secretary,
the Royal Commission on Agriculture.

54, York Road, Kingstown, Co. Dublin,
1st October 1894.

SIR,

I HAVE the honour to submit my Report upon the Counties of Bedford, Huntingdon, and Northampton, my inspection of which began on May 2nd and terminated on July 19th.

I.—INTRODUCTION.

Collection of evidence.

1. Prior to starting upon the collection of evidence throughout this large district, I deemed it advisable to seek the co-operation and assistance of the Agricultural Societies specially pertaining to the three counties. To this proposal a ready assent was given, and at meetings with the Committees of the Huntingdon Agricultural Society held at St. Ives on May 7th, of the Bedford Society at Bedford on May 8th, and the Joint Committees of the Northampton Agricultural Society and Chamber of Agriculture at Northampton on May 12th, a selection of representative farmers, landowners, and estate agents was made. When explaining to those committees the object and purposes of my mission, I requested that in making their selections, due attention should be paid to my desire to visit all classes of soil and grades of farmers. I cannot speak too highly of the judgment displayed by those committees in making their selections. I had the pleasure of meeting a large number of gentlemen of unusual intelligence and large experience, and it is my duty to gratefully acknowledge the hearty manner in which they supplied me with information.

The number of witnesses selected for the three counties was as follows: Bedford, seven landlords, nine land agents, and 32 tenants. Huntingdon, 12 tenants and 28 landlords, agents, and tenants to whom Report forms should be sent. Northampton, one landlord, three land agents, and 30 tenants. Over and above those referred to, I visited five landlords and land agents, four clergymen of the Church of England, and nine tenant farmers.

The estates and farms from which evidence was obtained, were typical of the whole of the three counties, and included specimens of soils and systems of agriculture widely differing the one from the other.

My inquiry was not confined to oral examination, for as the days were long, and the weather favourable, I frequently walked or drove over farms in the company of the farmers and agents.

Area of district.

2. According to the Agricultural Returns for 1893, the area of these counties is:—

	Acres.
Bedford	257,203
Huntingdon	210,865
Northampton	558,839
Total	1,026,907

Northampton, as will be seen, occupies 54·4 per cent. of the total area, or rather more than Bedford and Huntingdon together.

With the exception of a certain number of iron works in the neighbourhood of Wellingborough, in Northampton, the district referred to in this Report is purely agricultural and pastoral.

The soil and agricultural features of Bedfordshire.

3. In BEDFORD we have at least seven distinct classes of soil. The greater portion of the county belongs to the Oolite and Oxford Clay formation, and the soil may be described as strong and heavy. Where the Oolite becomes associated with the Great Oolite, the result is a clay, cold, inferior, and forbidding. It is difficult to prescribe the limits of this inferior clay in Bedford, for although it is perhaps found in the

largest unbroken areas in the northern division, and, generally speaking, right along the boundary between Northampton, Bedford, and Huntingdon, still it crops up and occurs in the most unexpected places all over the county. At Silsoe, in Luton division, for instance, we have a sand pit and a clay pit within 50 yards of one another. In the Cranfield, Marston, and Broxboro' districts the soil is distinctly three-horse, but close by, at any point from Woburn to Millbrook, very light, almost blowing sand is discovered. A large portion of the Luton division is also occupied by retentive clay. Of the eight farms visited in the Woburn, Leighton, Luton, and Dunstable district six must be described as composed of stiff three-horse land, with a fair proportion of old pasture and a little two-horse soil. Moving to Biggleswade Division we again find tracts of very heavy clay in the neighbourhood of Dunton, Wrestlingworth, and Everton.

The clay belt which occupies the northern county division may be said to begin at Turvey and Stagsden on the west, and stretches to the north-east across the Huntingdon boundary till the Huntingdon and Ramsey Fens are reached. Thus it will be seen that at the lowest estimate about one-third of the soil of these two counties is strong, cold clay—essentially wheat, bean, and bare fallow land.

In the central part of Bedford a soil of considerable merit occurs. The greater portion of it may be called clay loam, expensive to work, and not exactly what we would term adaptable to mixed farming in the widest meaning of the term, but, nevertheless useful land, and capable of producing first class crops. From what I heard in, and saw of, central Bedford, there can be no doubt it will suffer less from a dry than a wet season, for beyond the fact of the soil being, generally speaking, strongly impregnated with clay, the low-lying lands by the side of the Ouse river are particularly liable to flood. Two of the farms which I walked over near to Bedford town—one at Biddenham, the other near Oakley—were composed of light gravel soil, greedy of manure, and apt to burn, but thoroughly adapted to turnip and barley cultivation, and the breeding and winter folding of sheep.

The riverside land is alluvial, but it is chiefly in grass.

Light sand has already been referred to as occurring in the Woburn district. It is again encountered between Ampthill and Silsoe, while between Blunham and Potton the bulk of the soil is of very light texture. In Biggleswade district we find ourselves in the midst of a fertile and workable blend of loam and gravel, perculiarly suitable to the growth of certain market gardening crops, while between Silsoe and Shefford on the north, and the Herts boundary, the greensand gives a good and desirable class of soil.

If asked to distinguish between the cold clays of Bedford and Huntingdon, and those of the Eastern Unions of Essex, I should say that both were equally stiff to cultivate, but I think there is less tendency to natural wetness in Bedford and Huntingdon. This may and probably does arise from the fact that in the counties under present consideration the stiffest soil generally occurs on high or hanging land, whereas in Essex it occupies, as a rule, a level surface. Again, I think the London clay is much deeper than that of Bedford and Hunts, and although the action of a gravel bed may be almost imperceptible when percolation has to extend through 5 ft. to 10 ft. of clay, still in Bedford, where this circumstance frequently transpires, there undoubtedly must be an influence at work to which Essex, with its almost unfathomable deposit of clay, is a stranger.

4. About one-fourth of HUNTINGDON is occupied by fen land. These fens form as it were the north-east shoulder which abuts upon Cambridgeshire. Starting at Yaxley, a small town some four miles south of Peterborough, they stretch to the south-east with a zig-zag western boundary by Connington, Upwood, Bury, and Pidley, terminating, so far as Huntingdon is concerned, a little to the north of Somersham. These fen lands are of two classes—the superior, in which the peat, not exceeding 2 ft. to 3 ft. depth, overlies and is more or less blended with a substratum of clay; and the inferior, in which the peat is of such a depth as to render the underlying clay of no practical value.

I visited farms belonging to each of these classes, and was informed that wherever the peat exceeded a certain depth, say 3 ft. to 3½ ft., the crops growing thereon were especially liable to damage by frost. Recourse to claying has in many instances of deep peat farms been considered advisable and found beneficial, but it would appear that of late years little has been done in this way.

The Huntingdon Fens are kept dry by a system of artificial drains and cuts, aided by the operation of large pumping engines, and the drainage taxes consequent thereupon

form in themselves a heavy charge upon the district. The taxes are, I believe, in all cases (certainly in the case of Lord de Ramsey's estate, and he owns the greater portion of the Ramsey fen) paid by the landlord. There are in most cases two distinct taxes, (*a*) the external or middle level tax, amounting on an average to about 7*s*. per acre, and (*b*.) the internal (maintenance of engine and main drains), averaging about 2*s*. per acre.

5. The conspicuous feature of these fen lands is their great natural fertility. This fertility would appear to be almost inexhaustible. By the simple use of phosphatic manures, supported, of course, by the supply of vegetable matter in the peat, splendid crops of corn, potatoes, mangel, rape, and mustard are grown year after year. Straw is sold almost with impunity, and without any accompanying deterioration to the land which produces it. In fact it was stated to be dangerous to provoke by heavy applications of farmyard manure, an over-luxuriance of straw or potato haulm. At the time of my visit to the Huntingdon fens the corn crops stood so thick, close, and heavy on the land, that the consequences of a thunder shower must have been—widespread prostration. Again, on soil of this highly productive description, there must be a predisposition to mildew among white crops and fungoid disease among potatoes. With these drawbacks, then, there remains little doubt that fen land possesses intrinsic agricultural merits which raise it rather to a level of its own,—a level far above that of any upland adjacent to it. The fertility of the fens.

As to the remaining three-fourths of Huntingdon county, by far the greater proportion is composed of heavy and uninviting clay, interspersed at rare intervals with small areas of more friable soil. I am inclined to think that to the south of the county town and rather in the Ouse Valley, the soil is more easily wrought than towards the north, and certainly in the Kimbolton, Hammerton, and Giddings districts there is an overwhelming preponderance of three- and four-horse land.

6. Northampton is a mixed pastoral and corn-growing county. Throughout the southern or Towcester division, eastwards from the Nene River, and between that river and the boundaries of Bedford and Huntingdon counties, the soil is almost all strong and difficult of manipulation, while numerous examples of three-horse land might be cited from districts other than those already described. In the Nene valley a high class agricultural soil prevails. In immediate proximity to the river much of the land is under grass, but as the level is left we find very fine mixed soil, suitable to the growth of all classes of crops. One characteristic of a large portion of this county (I refer to the strong clay and mixed soils in particular) is to be found in the seams of sand which here and there intersect the clay belts. Many of the arable farms between Northampton town and Oundle are remarkable for the variety of soil and subsoils found there. One field near Doddington attracted my attention when driving in the neighbourhood of Wellingborough, on account of the different degrees of ripeness which the barley had attained, and I was informed by the farmer, whom I subsequently visited, that in that field there were five distinct varieties of soil. This peculiarity, I believe, is by no means confined to one parish, but may be related of a large proportion of the central, southern, and northern divisions. The soil of Northampton.

7. Between Daventry and Northampton on the south, and Leicestershire on the north, we arrive at really valuable land. The arable is ready working and productive, the pasture of high quality, much of it capable of finishing cattle. Lord Spencer's Althorpe estate consists, I am informed by his agent, Mr. A. L. T. Morley, of about three-fourths pasture. On the Northampton end of Lord Wantage's Overstone estate, there is a preponderance of arable over pasture, and there the grass land is of store or second quality, whereas at the Market Harborough end the order is reversed, grass of high feeding value occupying the larger area. This is a red sandstone locality, and the numerous virtues possessed by soils of that order are here distinctly experienced. The grazing district.

8. With respect to the size of estates in the district, no great change appears to have taken place since the date of Mr. Druce's Report to the Richmond Commission. There have been several changes of owners, but with the exception of the Duke of Bedford's estate to the north of Bedford which was sold recently, no cutting up of large estates was mentioned to me. Approximately speaking, about 87 per cent. of the estates over 100 acres do not exceed 1,000 acres in extent, about 10 per cent. vary from 1,000 to 5,000 acres, while two per cent. exceed 5,000 acres. Size of estates and farms.

Size of farms.—In the case of six returns of rents and acreages supplied by estate agents, the size of each farm is given, and I find on analysis that they are proportioned as follows:—

Under 100 acres - - - - -	7 per cent.
Over 100 and under 200 - - - -	20 ,,
Over 200 ,, 400 - - - -	55 ,,
Over 400 - - - - - -	18 ,,

The size of holdings depends to a large extent upon the situation of the land and proximity to local markets and consuming centres. It is also more or less regulated by the character of the soil, and notably in the Sandy, Potton, and Biggleswade district by the class of husbandry pursued. In the district just referred to the great majority of holdings are under 50 acres, being in fact market gardens, while on such estates as the Duke of Bedford's, Earl Cowper's, Lord St. John's, the Duke of Manchester's, Lord de Ramsey's, Earl Spencer's, Lord Wantage's, and the Duke of Grafton's, the farms are large. Although it would not be correct to say that the quality of the soil *always* controls the size of the holdings, still it might be laid down as a safe rule of guidance that the greater the agricultural value per acre the smaller becomes the acreage.

Alteration in acreage of farms.

9. I found during my visit to these parts that a good many little alterations in acreages had taken place of recent years. A field is taken off one farm and added to its neighbour, partly, no doubt, for estate convenience, but frequently, I think, to meet the wishes of either or both tenants. The addition of a field of useful easy-working land is a distinct advantage to a cold clay farm, and many a discontented tenant has been comforted and quieted for the time being, by such an interchange or addition. I would refer to the estate particulars at Appendix B 1. for instances of alteration of area, and although the other estate tables do not show similar changes, it may safely be taken that they are by no means unfrequent.

Land agents.

10. The management of all the large estates from which I collected evidence, is entrusted to agents who reside on the properties. Small estates are either managed by the owners themselves or by gentlemen who, from town offices, frequently superintend the affairs and collect the rents for several proprietors. In the land agent of Bedford, Huntingdon, and Northampton, I met an admirable man of business, keenly alive to his employer's interest, yet solicitous for the tenant's welfare. A good many of them are in the awkward position of being expected to make bricks with an insufficient supply of straw, and wonderfully successful they have been in the effort.

Markets and railways.

11. The district is well situated for local markets, and many large centres are within easy reach. London to the south and Birmingham to the north-west are both accessible, while Northampton, Peterborough, and Bedford, increasing rapidly in population, are there on the spot. The district is traversed by the three main lines of central England, and there are many other connexions and branch lines from place to place. There is nevertheless one portion of Huntingdon undoubtedly labouring under disadvantages in the matter of railway facilities. I refer to the northern portion of Huntingdon Union. A farm which I visited near Hammerton was distant from a railway station as follows:—From Huntingdon on the G.N.R., 10 miles; Holme on the G.N., 10 miles; Thorpeon the L.N.W.R., 9½ miles; Kimbolton on the M.R., 10 miles. A line from the Nene valley to Huntingdon would be of immense value to the farmers in the district it would traverse.

Farm buildings.

12. Generally speaking the farm buildings are substantial and in good repair on large and wealthy estates, but on small properties there is much to be desired in this respect. The absence of covered cattle-yards and the presence of what are called horse-yards on almost every farm greatly surprised me, for, as this report will subsequently show, farmers in these parts cannot afford to waste straw and food to the extent that must follow any endeavours to keep stock comfortable in such quarters. Not one-fourth of the superficial area of the cattle-yards I saw were under roof, and iron gratings to carry off the surplus liquid of the manure were very common. Even buildings erected within recent years, although otherwise substantial and commodious, erred grievously in these respects. I was, moreover, much struck by the want of convenient arrangement in many of the best buildings. Little or no knowledge of what are called labour economics has been exhibited by the architects of most of these steadings. Too often there is no direct communication between the food stores and the yards where the stock run, and the waste of time and confusion that must ensue would be intolerable

to many a north country farmer. I think this is largely the result of patchwork building—trying to make a good end from a bad beginning. If the quality and style of cattle accommodation were only equal to the provisions made for the storage of threshed corn, little fault could be found, but there is a vast difference. Dutch barns for the storage of hay are increasing in number. On some estates many have been put up of recent years. The roofing is generally of corrugated galvanized iron on timber uprights. In some cases these barns have been erected partly with tenants' capital, the landlord agreeing to take them over at a fair value when the tenant leaves, but the more common arrangement has been that the landlord lays out the money, the tenant paying interest.

Water supply.

13. So far as I could see the grass lands of these counties are fairly well watered. The low-lying fields and meadows have rivers or brooks at hand, while the uplands are supplied when necessary from wells or pumps. Away from the rivers the water supply would probably run short in an exceptionally dry season such as 1893, but it is chiefly on the low lands that cattle which cannot thrive without a full supply of water are kept, and on dairy farms the cows either satisfy their thirst when driven in and out at milking times, or have the run of fields near the farm buildings.

Both Bedford and Northampton are well wooded. The same is true of the uplands of Huntingdon, but the Fens are almost treeless.

II.—Agriculture since 1880.

The origin and course of the depression.

14. Judging from the evidence received in this district, there can be no doubt that the depression of agriculture, which at present rests very heavily on all classes connected with land and farming in these counties, is simply a continuation of that which formed the subject of the 1880 reports. I was frequently referred to my own report upon Essex for a history of the origin and earlier years of depression in Bedford, Huntingdon, and Northampton. It began with the cold wet seasons between 1875 and 1880, accompanied by falling prices and terribly aggravated by the devastation wrought by fluke upon sheep stock on pasture lands, and it has continued ever since.

In the following Table will be found a brief description of each season as recorded in the note-book of a farmer in Northampton. I make use of it as giving in tabular form and small space a very fair summary of the great mass of evidence given to me on the subject.

The seasons since 1875.

15. Character of the Summers and Harvest in Northants, as given in a farmer's note book.

Year.	Description.	Year.	Description.
1875	Very wet summer except harvest.	1884	Very dry and hot. Fair crops.
1876	Fine commencement, showery end.	1885	Fair season. Beans very bad and late.
1877	Wet and cold. Two floods. Very bad crops.	1886	Fair. Ten days showery in harvest.
1878	Showery. Crops inferior.	1887	Very dry summer. Excellent crops.
1879	Late, cold, wet. Very bad crops.	1888	Wet, cold July. Late season.
1880	Fine commencement. Very wet end.	1889	Wet July. Fine and dry harvest.
1881	„ „ Wet middle. Fine end.	1890	Fair season.
		1891	Fine commencement. Wet end.
1882	Fine, first fortnight. Very wet after.	1892	Very fair season. Frost not much felt here.
1883	Showery all through.	1893	Very fair and dry.

The effects of the wet seasons on strong clay

16. Mr. Druce referred in his first report to the difficulty of clearing or properly cultivating the cold clays during the five wet years 1875 to 1880, and there can be no doubt it was the failure to keep these lands in workable order, and the heavy losses suffered by those who occupied them, that reduced the thin-skinned clays of these counties to a condition very little better than that of the Maldon Union of Essex. All over the north of Bedford, the west of Huntingdon, and the east and south of Northampton, wide tracts of miserable grass land are seen at the present day; strong clay it is, well suited to the growth of wheat and beans, but now representing little value either to landlord or tenant and giving no employment to labourer.

On grass land.

17. We must not, however, overlook the disastrous effects of 1879 upon pastoral farming. Many parts of Bedford, Northampton, and Hunts were almost denuded

Loss from fluke.

of sheep stock Mention was made to me of numerous farms where entire flocks were fluked, and had either to be sold at wretched prices or left to pine away at home. Even the tenant of a light gravel farm near Bedford stated to me that "after 1879 I "lost so many sheep from rot in the meadows, and felt so doubtful about the health "of the survivors, I sold off my breeding flock and have never resumed it again." Had it not been for the savings from the very prosperous years between 1863 and 1875, it is, I think, certain that the combination of adverse circumstances which befel agriculture in all its branches for the six following years would have almost denuded the district of farmers as it did of sheep.

Deterioration of grass land.

18. But the evil consequences of this series of cold, wet seasons did more than kill sheep and consume capital. Grass farmers to a man told how sadly the pastures were damaged in feeding value. The finer and most valuable varieties of grasses died out, the herbage grew coarse, fields once farmed for their feeding powers became store pastures, and the productive powers of even the richest meadows were sensibly depreciated.

Dislocation of farming on mixed soils.

19. I learned upon excellent authority that even on the best class of arable farms, viz., those where mixed husbandry, including turnip growing, was in regular practice, there was for some years after '79 very apparent deterioration in the treatment of the soil. One interesting witness, when relating his recollections of the early days of depression, said: "We got upside down and began to experiment in cross cropping." The dislocation of a rotation long-tried and severely tested does not appear to have improved matters.

The seasons since 1860. Mr. Trethewy's evidence on rainfall.

20. Now, with reference to the seasons since 1880, although from that date till 1886 there appear to have been several unfavourable years, the majority of farmers were of opinion that there had not been anything unusual about the general character of the seasons. From 1887 till last year, I might say till July 1894, the seasons have been dry on the whole, and accordingly suitable to strong land. Mr. Trethewy, agent to Lord Cowper, was good enough to draw my attention to the importance of the weather during the three months, July, August, and September, in a county largely devoted to corn growing. The yearly rainfall may be considerably over average, but the excess may have fallen between October and February, and this circumstance does not at all prevent the year being a fruitful and profitable one for corn and roots. Mr. Trethewy supplied me with the readings taken at Silsoe in South Beds for the months of July and August from 1879 to 1893 (*see* Appendix A.V.), and from his figures I make the subjoined extract.

In 1884 and 1890 the rainfall for the year was considerably below the average for that district. In 1885 and 1891 the reverse was the case. The average for 15 years was 25·42 inches.

In 1884 the total for the year was	18·57,	July and August		4·13
„ 1890 „ „	21·82,	„ „		5·12
Average of 2 years	20·19,	average for 2 months		4·62.
In 1885 the total for the year was	26·44,	July and August		2·20
„ 1891 „ „	30·02,	„ „		6·93
Average of 2 years	28·23,	average for 2 months		4·56.

Ill dispersed rains in 1893.

21. Mr. Trethewy's figures for 1893 are especially worthy of note, for they explain what otherwise would have been mysterious. The 1893 returns from corn crops on one or two farms which I visited in Luton and Leighton district were nearly a fair average; for instance, a heavy land farm close to Luton yielded of—

wheat (square head)	4	qrs. per acre
rivetts	7	„ „
barley	3·5⅓	„ „
oats	8	„ „

but 9 miles distant on a farm of similar soil and equally well managed, the wheat crop yielded 2½ qrs. and barley only 1½ per acre. In the Silsoe district the corn crops, if not up to average, were not the dismal failures that were reported from other portions of the county. Now, Mr. Trethewy, by his figures and evidence, explained that during July and August heavy thunder showers had visited certain localities, Silsoe among others, hence the marked difference in the yield of crops.

22. The 16th of June 1892 will long be remembered in some parts of Bedford, Huntingdon and Northampton as a black day, for that morning there was a frost which, to use the language of a large Bedford farmer, "did more damage than anything I ever had to do with." It came just when the wheat was beginning to fill, and, as I gathered from farmers, seriously damaged the yield of corn. But in these counties (in Bedford, at least, for I happened to be there when another severe June frost occurred) frosts are very strange in their movements and varied in their effects. Passing from place to place last June I saw garden plots of potatoes and runner beans cut down to the very ground on low-lying land, while a few hundred yards distant on higher ground the crops had escaped without injury. I therefore conclude that although in 1892 certain localities, and perhaps certain farms in certain situations of these localities, were grievously afflicted by untimely frosts, still these were exceptional cases. Not so, however, the unfavourable harvest of this same year. All over these counties, the harvest weather of 1892 is reported to have been most trying and damaging.

Summer frosts.

23. When it is borne in mind that in a district like Biggleswade, Potton, and Sandy, the fortunes of farming are largely concentrated in such crops as second-early potatoes, French beans, and other crops of delicate constitution, prone to suffer from frost to the extent of total destruction, of serious injury, or of a retarding of the period at which they may be marketed, and that the very fact of a sale delayed for a fortnight or three weeks means, in these days of continuous foreign importations, a serious reduction in price, it will be seen that the profits of market gardening depend largely upon the character of the weather during the spring and summer months. Although I did not receive sufficient evidence to warrant me in describing the seasons since 1880 as having been notorious for summer frosts or casualties of any kind destructive to market-garden crops, it does appear that a retarded sale, whether of potatoes or herbs, tells more heavily on the price now than was the case 20 years ago, and that retarded sales did on various occasions occur. Goods sent into the market early, realise fair prices, but miss your market and all profit vanishes. The second early potatoes grown near Biggleswade are depended upon by the London salesmen and greengrocers to fill up the gap between the first crop from the Channel Islands and the second earlies from later parts of England; if frosts throw the Bedford crop back it "loses its special market" and makes from 1*l.* to 2*l.* per ton less money. I heard precisely the same thing from a poultry breeder and feeder near Marston in Bedford. At the time of my visit he had, I dare not say how many ducklings, ranging from one week to three months old, and his experience was that he was well repaid by those sold early, but the moment the French supply appeared in London his profit became a loss, for prices fell enormously.

The dangers to be apprehended from summer frosts in market gardening districts.

24. I was a witness to another very strange change which the past 14 years have brought to pass over some of the heavy clay soil to the north-west of Bedford town. Not only the arable land, but recently established pastures have been overrun by garlic or wild onions. This abominable weed grows from a bulbous root, and it possesses such a powerful odour that it taints the grain of any corn with which it may have been gathered, besides rendering the straw unfit for fodder. Wherever it exists on pasture land the stock will not graze, and from the statements made to me by the farmers upon whose land I saw it, I am led to believe that all attempts to obliterate it by fallowing have failed, and that it is increasing in quantity and widening its area of occupation every year. One farm now seriously affected by its presence was very little injured in 1882. Whether the growth of garlic may be favoured by any particular variety of season I am unable to say, but it is easily seen that if nothing can be done to eradicate such an objectionable pest, land subject to it will sooner or later become useless for agricultural purposes.

A plague of garlic near Bedford town.

25. I think that some parts of these counties feel wet weather more than they used to, either because of a want of draining or the bad order of drains made long ago. On the thin-skinned clays, where the land is no longer cultivated and rents have very greatly fallen, there is a distinct need for expenditure on subsoil draining. It was in these localities that farmers spoke of recent springs as "ungenial" and different to what they used to be. I have ever found well-drained land from a week to ten days earlier than wet land, and it struck me at the time that the increasing wetness of the land was probably being confounded with the character of the season.

Want of under-draining on clay land.

26. Taking everything into account I am therefore of opinion that the downward course of agriculture in these three counties must be attributed, so far as weather is concerned, more to the direct losses from bad seasons between 1875 and 1880, the

Several observations with regard to season and weather.

great mortality among sheep which followed upon 1879, the deterioration in the productive powers of the soil arising from these wet and sunless seasons and the inability of the farmer to recover in falling markets the capital which he had lost or spent in fruitless efforts to do justice to his arable land, than to unfavourable weather since the date of Mr. Druce's report.

Agricultural depression from 1879 to about 1885.

27. The history of agricultural depression in this district for four or five years subsequent to 1879 is clearly defined. On the heaviest clays a large number of the occupiers entered upon this epoch, to all intents and purposes, ruined men. Had prices risen and a few magnificent seasons come, some might have recovered, but prices fell and seasons continued normal. As to what followed the Commissioners will probably anticipate me. One by one farms became vacant, some were relet at heavy reductions of rent, others were taken in hand. Land went out of arable cultivation, some by being left alone to nature, some by being sown down to grass. Travelling through the heaviest portions of Beds and Hunts and seeking evidence as to the exact time when what was formerly arable land had been converted to pasture, I was frequently met with the answer "Not long after '79." The sufferings and losses of such as held medium soil do not appear to have been so intense. That they were crippled by loss of capital and unprofitable farming is certain, but *though bent they were not all broken.* Many who had taken their farms at the end of the good times, with big rents to pay and scrimped for working capital, either succumbed or retired to smaller holdings; but others who had saved money, passed through the fire, and when at last reductions or remissions of rent were given, they remained singed and scorched but not beyond chance of recovery.

No reductions of rent or returns before 1879.

28. There is one point to which I do not think sufficient importance has hitherto been attached, and it is in close connexion with the trials of tenant farmers during these critical years. I have no right to insinuate, and I do not insinuate, that any landlord refused to reduce rents or make returns to his tenants prior to 1879. In my note books there is no record of a tenant having asked for a reduction in consideration of his losses between 1875 and 1879 and being refused. There is nevertheless abundant testimony to prove that during that period very heavy losses were sustained by farmers and that no abatement either permanent or temporary was made. Both parties hoped for the best, and the tenant was either too proud to seek help or afraid of the course which the landlord or agent might adopt towards such as did clamour for a reduction. Whichever way it was, I find that no returns were made to the sitting tenant until 1879, and that on estates where permanent reductions were made in preference to remissions, none date further back than this same year 1879. Some few landlords, after returning from 15 to 40 per cent. for the last half of 1879 and the first half of 1880, revalued their estates and permanently reduced their rents; but quoting from the evidence before me, it is easily seen that re-valuations, leading up to permanent reductions, did not take place to any great extent until about 1883 or 1884. A clear conception of the returns and reductions made upon two Bedford farms from 1879 up to date may be got by turning to Appendix A. IV. In the first case (A. IV.—1) remissions began in 1879 and continued with occasional interruptions until 1884, the rateable value remaining unchanged. In 1884 a permanent reduction was made and the rateable value promptly reduced in accordance therewith. Remissions on the reduced rent followed until the end of 1893. This year (1894) a further reduction of rateable value seems to indicate another permanent reduction of rent. In the second case (A. IV.—3) the tenancy began in 1882, and although returns have been made every year from 1884 to 1894, no change of payable rent, consequently no alteration of rateable value, has transpired.

Remissions entirely discretionary on the part of the landlord.

29. The percentage remitted by the landlords of these three counties appears to have been purely a discretionary matter, and I am rather inclined from the evidence collected, to believe that the amount was regulated more by the ability of the landlord to give than the right of the tenant to receive. The returns made upon some of the wealthy estates were far more liberal than those made by owners depending entirely upon agricultural rents for their incomes. On more than one occasion evidence was adduced of cases where only a small percentage had been returned to tenants of land grievously afflicted, while on a neighbouring estate large sums, varying from 30 to 50 per cent., was spontaneously returned. By some parties an explanation and justification was put forward for this undoubtedly unequal condition of affairs. On some estates rents had either never been raised in the prosperous years or the rise had been very small, consequently a 20 per cent. return might go as far to meet the tenant's difficulties and constitute as generous a solatium as 35 per cent. would on estates where, to use the popular phrase, rents had been "screwed up" prior to 1876.

There is considerable truth in the explanation, no doubt, but I think there is more reliance to be placed in another line of argument frequently followed by landlords of limited means. They appeared to feel that it was hardly fair to contrast what they did with what was done by others of large means, to whom estate rents were of secondary importance.

While giving all credit to landlords for the returns they have made year after year, the history of agriculture since 1880 distinctly proves to my mind, firstly, that both remissions and reductions were far too long delayed; secondly, that they were irregular and uncertain both in incidence and volume; thirdly, that they were frequently ill proportioned to the real necessities of the case; and fourthly, that the losses sustained by the farmers of strong clay under the plough could not in many cases be fully made up by any returns that landlords might have made, having in view the unavoidable outgoings on the farms which naturally enough they looked to the rents to cover.

The cost of production kept up more by dear labour than high rents.

30. In the particulars at Appendix B I. will be found several examples of farms out of which the landlord got little or no nett rent, and still these very tenants have lost steadily year after year. Many instances were quoted to me from each of my counties, of tenants failing on stiff clay, in spite of everything that a liberal and self-sacrificing landlord could do to keep them up. I have already referred to the loss and shrinkage of working capital which resulted from the series of bad seasons 1875 to 1880, and to the fact of returns and reductions of rent having been too long delayed, but my report would be incomplete, and my arguments might be misleading, were I to forget the bearing which *labour* has on the point at issue.

It is proved, I think, beyond the shadow of a doubt, by the events of recent years, that *a fall in wages, as also of rent, never precedes, hardly ever accompanies, but almost invariably follows agricultural mishaps.* And I have only to refer you to the balance sheets (Appendix C.) which by the great kindness of the gentlemen whom I visited throughout this district, I am enabled to produce, to show that the labourer has in no way shared in the sacrifices made by landlords to smooth the rough road which the tenant farmer has of late years travelled. These balance sheets show that labour has not grown cheaper or wages been lessened, while rents have been much reduced. Indeed, when we recollect that there is hardly a heavy land arable farm to be found in either Bedford, Northampton, or Huntingdon, whereupon the acreage under cultivation has not decreased owing to the laying down to, or letting lie in, pasture of considerable areas, and observe that the sums paid in labour have undergone very little change since 1884, it is not unreasonable to say, as many farmers did say to me, that labour is dearer now than ever it was. From a very strong farm I have these particulars:—

In 1888 the rent was 12*s.* per acre and the labour bill 29*s.* 1¼*d.* per acre.
„ 1893 „ 6*s.* 8½*d.* „ „ 27*s.* 8*d.* „

Between the two years, sainfoin and the temporary pasture system were introduced, and the acreage under the plough was accordingly reduced. Although rent was reduced 44 per cent. in six years, and a lot of land deducted from the cultivated area, the labour bill only fell 5 per cent.

Reviewing the evidence I received from tenant farmers and the balance sheets appended to this report, it is quite apparent that the cost of production has been kept up more by the price of agricultural labour than by the rent paid to the landlord, and it is furthermore plainly to be seen that on strong poor clay soils the total abolition of rent would not in every case have enabled the tenant to secure a fair profit with labour and corn at the prices current during the past six or seven years. If labour had fallen in the same proportion as rent, I doubt not that a large proportion of the wheat, bean, and bare fallow lands which since 1879 have passed out of arable cultivation, would have still been in regular rotation, although with diminished incomes to the cultivators.

The history of agriculture on mixed soil.

31. Turning from the strong clays to soils of a lighter texture, we find that since 1880 altered times have told in a modified form, the same tale. Year by year the weaker brethren dropped out, and although agriculture, *i.e.*, the culture of the fields, was not suspended or land relinquished in despair and consigned to nature's self-clothing powers, heavy losses were suffered by farmers of all classes. Rents fell, and the price of many of the articles, such as cake, manure, and machinery, which farmers make use of, dropped, but labour stood fast. About 1880 a commencement was made by farmers in every part of the three counties to leave their worst and most troublesome fields in grass for a term of years. This has been a very distinct feature of the last 14 years of farming, and I received from many interested in the occupation, unqualified

approval of the results which had followed the change. The laying of land down for a few years was often called "a relief," because thereby the expenses of tillage were avoided. What I consider a very pertinent remark was on several occasions made to me in reference to this increase of pasture. It was stated that had it not been for the great loss of capital prior to the popularisation of temporary pastures on second rate soil, there would have been a much more general and widespread adoption of the system than absolutely did take place. Temporary pastures, it was argued, would have been no advantage to the farmer without sufficient capital to stock them. I saw numerous examples of land badly laid down, and to my way of thinking, improperly managed, and I received very different opinions as to the value of temporary pastures, but even those who had derived the least benefit from them, were quick to admit that there was *a* benefit, namely, the escape from the cost of labour and cultivation. On the other hand, several excellent agriculturists stated that by having increased their grass area, not only had their business become less speculative, but the land appeared to gain fertility in consequence of the rest.

Protracted ruination of farmers.

32. The 14 years which elapsed between 1880 and 1894 abound with examples of the *protracted ruination of farmers.* Between the time when a farmer's affairs first show signs of complication, and the day of final collapse, several years may elapse. He fights and struggles amid his difficulties; he disposes of his stock to pay his debts and his labourers; he gets into arrears with his rent; he signs bills and promissory notes; he seeks the assistance of dealers and money lenders; and all the while he is letting down the condition of the land he farms. I have mentioned these matters believing them to be necessary towards the explanation of many of the figures contained in the particulars of rent and reductions given in Appendix B. Two neighbouring farms may be vacated on the same day, and in order to secure new tenants the landlord may find it necessary to accept new rents of widely different dimensions. Here is a case in point. Two good farms, X and Y, in Bedford county, and marching with one another, were let at the same acreable rent, 27*s.* 6*d.*, 12 or 13 years ago. The tenant of X had capital, industry, application, and good judgment. He kept his land in first class order all through (I walked over the whole farm). The tenant of Y ruined himself and damaged his farm. He left, and last year the farm was relet at 10*s.* per acre below the rent paid for X. I do not believe there could be found a single upland estate, where corn-growing formed the predominating industry, which I visited, the records of which would, if examined, fail to tell many a story of this protracted ruination of tenants. And I am constrained to believe that of those who still remain as the remnant of the old stock of farmers, a very large proportion have done so, because they had some private means to fall back upon. During the inquiry into agricultural distress held in 1836, it was stated by witnesses from all parts of the country, that rent was being paid not out of profits but out of capital, and that farmers were getting worse each year. The evidence given to me in Bedford, Huntingdon, and Northampton (and I think it is thoroughly supported by the balance sheets from farmers), all points to a repetition of that feature of depression from 1879 to 1894. There has either been a melting away of the working capital represented by live stock, accompanied by increasing indebtedness to tradesmen, dependence on dealers, and all round deterioration in farming, and ultimately resulting in bankruptcy or abandonment, or the private banking account and investments have been drawn upon to meet liabilities. My note books are full of testimony to the number of tenants who have given up after fighting along "from hand to mouth" for several years, and many of my witnesses describe their present position in the same words.

The opinion and experience of parties in touch with farmers.

33. It is right that the Commissioners should hear the evidence of others who, although not actually farmers themselves, are, nevertheless, in constant touch with them. A very large cake and manure merchant writes under date June 15, 1894:—

"When I commenced business in 1876, if credit was wanted, I gave it to "farmers with hardly an exception, but then payments were, comparatively "speaking, more prompt and a bad debt was an extremely rare occurrence. After "the disastrous harvest of 1879, it became quite apparent to me that a large "proportion of farmers were in a much lower financial position than they had "been before. This I could tell, as money came in so very slowly.

"I now commenced to make bad debts, and to avoid as many as possible, "determined to reduce the credit I was giving to farmers, in every case where I "considered that it was attended with risk. I have conducted my business "strictly on these lines since 1879 to the present time; in fact, I think I can say

" that each year up to present date, I have been more cautious in giving credit.
" Notwithstanding this, bad debts have been made in each year on an average of
" 100*l.* to 150*l.*; my worst year in this respect has been the last (1893), bad debts
" to the amount of 350*l.* having been made. This increase in last year's amount is
" no doubt the results of the disastrous harvest of 1893, when a large proportion
" of my farmer customers had nothing in the shape of produce to sell at all.

" My book debts now with farmers and landowners are 10,000*l.*, considerably
" more than they have ever been before, and I am afraid that very many are
" doubtful debts.

" Should the coming harvest be good, it may possibly enable more of my
" customers to meet their accounts, but in any case I have decided to reduce the
" credit I gave by a third in the next three months. In doing this many accounts
" will have to be closed, *but giving credit to farmers is now far too risky.*

" The clay land farmers appear to have suffered the most through the last
" 10 years' depression, and it is with this class of farmers that considerably the
" larger proportion of bad debts have been made. Where land is good and well
" farmed, jointly with market gardening, in a few cases farmers have managed to
" make it pay."

Statement by an agricultural engineer.

I have similar evidence from a gentleman largely engaged for many years in the machinery, engineering, steam cultivating, and threshing business. His statements were to the following effect. Before the depression his engines and tackle were in constant employment, and it was necessary to add to his stock in order to keep pace with the increasing demand. Money came in with regularity, and he made no bad debts. Since 1879, a great change has come over his business. Not only has his business greatly fallen off, but it is most difficult to get money in. Bad debts have increased year after year. The outstanding bills at Christmas 1893, amounted to 6,448*l.* 17*s.* 11*d.* Of this 1,693*l.* 17*s.* 11*d.* was paid. Of the balance, 4,755*l.*, a portion has been paid, but of what is still over a large proportion he looks upon as hopelessly lost. This witness laid great stress on the fact that his business lay in a district "once reckoned to be one of the nicest parts for farming in the county," and he related how sons have succeeded fathers and soon were compelled to leave owing to the bad times.

The consequences depression on glebe farms.

34. The depression of agriculture since 1880 appears to have fallen with singular force upon two classes, neither of whom I have up till now referred to, viz., small owners and clergymen with glebe farms.

In many parts of these three counties the yeoman has given place to the mortgagee, while no small portion of the land, which has passed entirely out of arable cultivation, is glebe land.

In Bedford.

The glebe farms at W——— and R——— in Bedford are quite fair specimens of the clergyman's lot on heavy clay soil. The rent of the former was in 1875, 661*l.*, including interest on draining, 41*l.*; in 1893, 252*l.* 15*s.*, draining interest having lapsed.

I walked over this farm, and can only describe its present condition as pitiable. Farmhouse and buildings in dilapidation. The land, tumbled down to grass these many years. Brambles and thorns growing all over some of the fields. Fences unheeded. One field (let away) was under mixed crops of wheat and oats, neither of which would pay for the sowing and harvesting. The rector could not and cannot find money to restore the buildings, and I asked myself what will the diocesan valuer say when he is called to value the dilapidations. The rent of R——— glebe, 79 acres and cottages, was in 1880 220*l.* Some of it has tumbled down to grass, and the present rent for the lot is 80*l.*

In Huntingdon.

35. In Huntingdon several glebe farms have passed out of arable cultivation. A rectory farm of 400 acres. Rent up to 1878, 600*l.* Tenant left, and it was divided into three, A, B, and C.

	£
Subsequent rent of A.—110 acres, poor grass, let for	50
" " B.—236 acres, tumbled down, let "	75
" " C.— 54 acres, in rector's hands, old pasture	70
	£195

A charge for improvements of over 100*l.* a year is due by B., and to pay arrears of interest 30 acres were sold three years ago. There are still 12 years' charges to run, and before they expire it is feared the whole 236 acres will be sold. About 20 years

ago this land was worth 25 years' purchase on the rental of 30*s.*, or 37*l.* 10*s.* per acre. It was recently valued at 9*l.*, "if any man could be found to pay it." The buildings are falling down.

Reported want of judgment among glebe owners.

36. From Northampton we hear very much the same story of glebe farms. Many of them have been thrown up in a bad state and either been re-let at very low rents, sometimes at *no rent* for a year or two for the arable portion, while others have been taken in hand and are now being farmed by the clergymen themselves.

37. The exceptional misfortunes of some glebe owners were by many well-informed and fair-minded witnesses attributed to their own ignorance of business and rack-renting proclivities. It was said that, being lifeowners only, they oftentimes seem to have determined on refusing to grant reductions, and passed over the offer of a good old tenant to grasp at a bigger bid from a total stranger. By so doing they had taken in scheming adventurers, men of straw, who soon damaged the land by bad farming to such an extent that on their departure (seldom long delayed), no person would have anything to do with it. This has proved a fatal policy wherever pursued. If the history of agriculture since 1880 proves one thing above another, it is that the landlord who has stuck to his good old tenant, helping him by every means in his power, be it by reductions or remissions of rent, or making new buildings and draining his land—he is the man that has suffered least. Whereas he who has pursued the opposite policy has been sowing with the wind only to reap with the whirlwind.

Coming and going of the uninitiated.

Departure of confidence.

38. But the novelties of our retrospection are not yet exhausted. During the earlier years of depression, many farms were hired by persons who had been previously in trade of some other sort. Few of them remain to-day. Either ruin or disgust drove them from agriculture. Most of them came with capital, and left without it.

39. Long leases never did obtain great popularity in this district, but before the depression, and to a small extent in its infancy, some tenants preferred to take, and landlords were willing to give, leases of 7 or 14 years. I heard of only one case of a lease signed *under ordinary circumstances* since 1884. With the continuance of depression, confidence appears to have left the ranks of agriculture. Landlords would rather not give long leases at the then low rent of land, and tenants would rather not bind themselves in the then disheartening condition of agriculture. Another strange feature of the continued bad times rather takes one aback. I met five farmers who had formerly kept fully detailed farming accounts, but within the last few years had given them up in disgust, finding that they were losing money year after year.

What transpired in the Fens,

40. In the Fens, stirring events do not appear to have taken place since 1880. My Fen friends spoke of the influx of people from towns looking for farms 20 or 25 years ago, and the rise of rent that the extra demand created, but there seems to have been no foreign invasion of late years. During the wet years, Fen farmers passed through trying times. Their crops were destroyed, their harvests expensive and tedious, their fields flooded betimes, and their potatoes occasionally much blighted. But with the change of seasons from wet to dry, the Fen farmer has reaped abundant crops and escaped many misfortunes which have befallen the occupier of strong obdurate clay. When describing the events of the past 14 years, a Fenman said, "We "haven't had so much excitement down here as they had on the high lands," by which he meant there had been fewer changes and fewer collapses. "By ploughing "an inch deeper every now and then, we get virgin soil." On the other hand, when the high land farmer ploughs "an inch deeper," he brings up clay of the worst description.

and on the fine grass lands of Northants.

With reference to the history of agriculture on the fine grass lands of Northampton, there is not so much to be observed. The ravages of liver rot wiped out some tenants and maimed others to an extent from which they never recovered. The fall in the price of beef, mutton, and wool, and the disproportionate rise in the price of stores, combined to damage the affairs of pastoral farmers in general, but the narrow compass of the labour bill and the less risky system of farming pursued, saved them from overwhelming losses such as befell purely arable farmers. Moreover, during the five years following upon 1879, very great improvements were effected by landlands, who drained the pastures at all subject to rot. This, no doubt, encouraged even those whose flocks had been decimated or dispersed, and it certainly prevented many old tenants from giving up. On Lord Spencer's Northampton estate alone, over 17,000*l.* has been spent on draining, free of interest to the tenants, and nearly all since 1879. (*See* App. B. VIII.—5.)

III.—The Year 1893.

41. In a previous paragraph (par. 20–1) I have referred to the eccentricities of rainfall during 1893 in so far as the corn crop was concerned. A thorough examination of the information collected from all parts of the three counties will be of service in showing how very partial were the summer showers and how very disastrous the drought must have been. Taking my notes in the order they were written, we find :— The consequences of the dry season of 1893

Bedfordshire.

1. "The terrible consequences of 1893 must come out soon."

2. Wheat, 16 per cent. below average.
   Oats, 40 per cent. „ „
   Hay, failure.
   Turnips, 20 per cent. „ „
   Barley, 25 per cent. „ „
   Peas, 33 per cent. „ „
   Straw, 66 per cent. „ „
   Mangel, 22 per cent. „ „
   Note.—This is a first-class turnip and barley farm.

3. Turnips and swedes, 66 per cent. below average.
   Mangel, 55 per cent. „ „
   Hay, 85 per cent. „ „
   Straw, 50 per cent. „ „

4. A dairy farmer says, "Last year was something frightful; we kept our cows in "milk simply by hand-feeding."

5. Mixed farm. Dairy, stock-breeding, and feeding and corn-growing. "Last year "farmers were hit about 1*l.* per acre." "From middle of summer to Christmas a great "number of calves were blocked (*i.e.*, sold and killed), the consequence will be a further "decrease in the quantity of stores."

6. Light land. "In 1893 we had no haymaking, no clover mowing, and very little "harvest."

7. "Off 31 acres had not six loads of hay. Mangel a half crop. Swedes and "turnips no larger than potatoes." "On my farm, two-thirds arable, the labour bill "exceeded the value of corn sold. Only tail and horse corn consumed at home."

8. "Cattle and sheep bought in 1892 paid nothing for the grass they ate in 1893. We did not keep two-thirds of the usual quantity of cattle. The effects of last year are severely felt financially, but it was highly favourable to the working of strong land."

9. An excellent farm well farmed by the owner. "1892 and 1893 have been my "worst years. Last year laid up 100 acres for hay and got about two cwts. per acre "off a small portion. Had to break in on the rest to keep my stock. Estimate my "loss from hay alone at 500*l.*; wheat was about 50 per cent. below average. Barley "threshed 2 qrs. per acre. Oats 2 to 3 qrs. Seeds all failed and were ploughed "up. Some barley sown with Italian rye grass was so bad the crop was eaten "off with sheep. Mangel a fair crop in this district. Turnips and swedes 50 per cent. "below average. Stock did not pay either for wintering or summering."

10. A Scotchman says, "Last year was quite a calamity."

11. A strong clay farm. "In 1879 we made 7*s.* a bushel on all our wheat and "40*s.* per qr. for barley. In 1893 we had neither crop nor price. But whereas 1879 "did an enormous amount of damage to the land, 1893 has been of great benefit. "The strongest clay works very finely now. My clay soil is very wet. The drains "were put in 4 feet deep and are of little value."

12. A farm partly market-gardening and potato-growing. "For corn 1892 was bad. "For vegetables it was fairly good. Last year was bad all round. For stock-"beasts bought in Spring 1893 and sold Michaelmas 1893 left nothing for their keep. "Those bought Michaelmas 1893 sold well in Spring 1894."

13. A land agent and farmer near Biggleswade. "The last two years have been very "trying, especially on cold clays."

14. A large farm, chiefly three-horse land. "Last year the corn did not meet the "labour bill; wheat yielded about 3 qrs. per acre; barley 2½ qrs.; beans 1½ qrs.;

"oats 4½ qrs; hay, hardly any; roots better than in other counties. Last year my "loss was 1*l.* per acre all over the farm."

Huntingdonshire.

1. High land. "Last year grass land suffered more than corn. Our corn turned "out better than in 1892. Stock in 1893 actually lost a year. Cattle sold for 1*l.* less "than the input price except when fed on artificial food, and then the cost of food "exceeded the rise in value. Those bought Michaelmas 1893 have done well, in many "cases doubling themselves."

2. Arable land by the Ouse. "Last year wheat under 1½ qr. per acre sold at "27*s.* 6*d.* per qr.. Barley realised 64*s.* 10*d.* per acre. Oats, practically a failure. "Stock bought in Autumn 1892 lost a lot of money; those bought in November 1893 "have done well, rather more than toppled over."

3. "Last year was a shocking season."

5. A Fen farm—superior quality. "1892 was a very bad year. Didn't grow "enough wheat on 120 acres to pay the rent. 1893 was a grand year. We sold so "much and got such prices for hay and straw."

6. A farmer of Fen land (inferior) and strong high land says, "In 1892–3 I lost about 900*l.* on 500 acres."

7. A farmer on the borders of the Fen. "Last year the Fen farmers grew good "root crops when nobody else had any, and they got great prices."

8. The fruit growers at Colne. "Last year fruit farmers lost very heavily."

Northamptonshire.

1. "Last year was about the worst we ever knew, and 1892 was very little better."

2. "1893 seems to have brought back the feeding quality of the pasture land, and beasts seem to be doing very well this year."

3. Three-horse land. "Last year was my worst. Wheat 4½ qrs.; barley 3 qrs.; "oats 4½ qrs.; beans and peas under 3 qrs."

4. Towcester division. "Last year we had the worst hay crop on record. Wheat "25 per cent. below average. Barley when well and early got in was average, but "late sowings were almost useless. Oats same as barley. Mangel not up to average. "Swedes very good. Grazing cattle left a fair profit. Beasts bought in Autumn 1892 "lost heavily."

5. "Last year—1893—those who could not winter their tegs literally gave them away. Cattle were sold as yearlings for 50*s.* to 70*s.* which cost that as calves. Those who could keep on got fair prices."

6. "Last year we had neither quantity nor quality of corn. My crop averaged 3 qrs. per acre all over."

7. "Last year my wheat averaged below 3 qrs.; barley 5; another field 3½; oats 5. Last Michaelmas we sold 10 steers over two years old at 5*l.* apiece. At the same time a dealer sold 75 lambs at 23*s.* 6*d.* Last month he bought them back at more than double the money."

8. "Since 1879 there have been five very bad years. Last year was the worst of all. We had no hay."

9. Cold clay soil. "Last year was the worst I ever knew. On one piece of fallow "with two years' rents, &c., the wheat did not make more than 1 qr. per acre. We "sold our cattle for next to nothing."

10. A farmer on the Castor and Ailsworth open fields. "I lost more money last "year than I made in any ten. On our gravel land barley gave no more than 1½ qr. "per acre."

11. A pastoral farm. "I lost 800*l.*, or 1*l.* per acre last year, and the same in 1892."

12. A very large farmer; two-thirds grass. "I lost between 300*l.* and 400*l.* last year."

13. "Last year was my worst; I lost money. Both 1892 and 1891 were bad ones."

14. "1889 was a cold wet season with us, and the corn crop mildewed. 1892 was the same; but last year was one of burning drought."

15. A well-known farmer of great experience says, "Our worst years have been "1879, 1889 and 1893."

It was the opinion of both agents and farmers that last year grazing and dairy farmers had suffered as heavily, if not more heavily, than corn growers. Those dairy men who had contracts for milk were forced to buy artificial food to an extent beyond all parallel, and to sell their calves often for 2*s.* 6*d.* a head. Sufficient proof was given to show that, taking these three counties as a whole but excluding the Fens and market-gardening districts, the loss to farmers would average between 15*s.* and 20*s.* per acre. (*See* Appendix C. XV.) Fen farmers on the contrary made money from their sales of potatoes, which were a splendid crop, and hay and straw, which made long prices.

IV.—The Year 1894.

Damage by July rains.

42. The country and crops at the commencement of my visit had a most promising appearance. On poor clay soil in bad order the wheat was perhaps below average, but on well farmed land all corn looked well. Some injury was caused by a frost in June, but favourable weather following, lost ground was made up. Beans, both winter and spring, were magnificent, in many cases too thick and strawy. Fallows were in excellent order, the benefit derived from the dry summer of 1893 being strongly in evidence. Roots had some difficulties to contend with at first, but they gathered themselves nicely, and were growing apace before I left. Hay was damaged by the wet weather. The heavy rains in July lodged all heavy corn crops in Northampton, and doubtless elsewhere, and from letters received subsequently, I fear the harvest was costly and the sample much damaged. Straw will be very plentiful this winter, and seeds, unless injured by lodged corn, are a good plant. *See also* para. 255.

V.—System of Tenure.

Yearly agreements common.

43. Leases have almost entirely disappeared. I only heard of one case of a lease; it was in Huntingdon and was taken last year for a term of seven years. Year to year tenure "determinable by twelve calendar months' notice in writing expiring with a "year of tenancy, given by either one party or the other" is customary throughout the three counties. Six months' notices, however, are not unknown.

Sometimes no agreement at all.

44. On two large estates, one in Hunts the other in Northants, no form of agreement whatsoever is in use, and the tenants sit "without a scrap of writing." In the Fens, "we have no agreement; we crop and sell as suits us best."

Tenant-right in Huntingdon.

45. In these cases farms are held subject to the custom of the country, which in Huntingdon is as follows:—

> "The tenant is entitled to payment for acts of cultivation, 'browse,' or consuming value of hay, straw, and roots, labour on manure, young seeds and labour of sowing on spring corn. Outgoing tenant threshes and markets his waygoing crop, having possession of a certain portion of the buildings till Ladyday following.

Consuming value of straw	- - - -	5*s.* to 15*s.* per acre.
,, ,, hay	- - - -	⅔rds of market value.
,, ,, mangel	- - - -	6*s.* to 8*s.* per ton.
,, ,, swedes and rabi	- - -	5*s.* to 8*s.* ,,
,, ,, white turnips	- - -	3*s.* to 5*s.* ,,

Leading features of estate agreements.

46. Although estate agreements frequently differ in minor points and to a large extent in phraseology, still a strong similarity pervades them all.

The tenant is to reside in the house. He must not assign or sub-let any portion of the land. In some cases he must not dispose of any growing grass nor let it for feeding purposes without written consent. He must not break up without consent any pasture or meadow land. He must preserve all trees, &c. He must plant fresh orchard and fruit trees in lieu of those dying or becoming decayed. He must preserve the winged game in and about the holding for the landlord, and prosecute trespassers when required.

Repairs.

47. The landlord in some cases undertakes to keep in repair all roofs and external walls together with doors and windows, also paint all external wood or iron-work when necessary. On other estates the tenant contracts to do repairs, the

landlord providing the rough materials. If required the tenant finds without payment a reasonable proportion of wheat straw for thatching roofs of cottages or buildings.

Reference to Appendix for particulars of cropping and general management clauses.

48. As to the cropping clauses and such as are connected with the consumption of crops on the farm, the treatment of the manure made upon the farm, the mowing of grass land, the folding on the land, the condition in which the farm shall be left, and the general treatment, cultivation, and management of the farm, the contracts are somewhat similar, but as some are wider and more distinct in their scope and language than others, I have made several extracts from estate agreements. These will be found at Appendix A. II.

Also for particulars of compensation and tenant right by agreement.

49. At Appendix A. III. extracts from estate agreements showing the compensation and schedule of allowances deemed to be fair and reasonable are given. It will be seen by perusal of these schedules that the scale of compensation is not always the same. In one case, No. 4, no mention is made of compensation for artificial manures (even undissolved bones). A difference also occurs in the manner of estimating compensation for manure arising from the consumption of artificial food.

Old-fashioned forms of agreement still common.

50. Many of the forms of agreement still in use are of ancient origin, and abound with restrictions and restrictive clauses as regards cropping and sales, no longer adhered to. The absurdity of continuing the use of old-fashioned documents has of late forced itself home to the minds of some of the largest agents, and at least two estates are at present remodelling their agreements with the view of simplifying their terms, and bringing them into keeping with the times. Within the lines of the following letter the Commissioners will find the real conditions, subject to which much of the land of these three counties is now held. The cropping clause is simple. It virtually prohibits more than two consecutive crops unless very liberal farming is pursued, for to farm otherwise would not be "good and husbandlike farming." It brings the farm so let under both the Agricultural Holdings Act and the custom of the country, and it provides for the submission of all matters of dispute to a referee or referees.

Simple form now in use on an estate.

51. *Conditions of Letting.*

DEAR SIR, 12th April 1892.

I AM duly in receipt of your letter of the 11th inst., and note that you are prepared to take the farm at Michaelmas next on the following terms and conditions, which are those prevailing on —— Estate:—

The tenancy to commence on the 11th day of October 1892.

The rent to be *l.*, or an acre.

The right of shooting is reserved to the landlord without prejudice to the right of the tenant under the Ground Game Act, 1880.

The landlord also reserves to himself and his agent full liberty to enter into and upon to examine the state and condition of the messuage, homestead, land, and premises at all times.

The landlord agrees—

(1.) To pay or allow the land tax, landlords' property tax, tithe rentcharge, and the Nene Valley tax, if any.

(2.) To put the farmhouse and buildings into good tenantable repair and condition, and to keep the outside of such farmhouse and buildings in good repair and condition during the tenancy.

The tenant agrees with the landlord—

(1.) On entering the said farm to pay the landlord or outgoing tenant for all acts of husbandry, tillage, crops and seeds, and for unexhausted manures and feeding stuffs, according to the custom of the country; and in like manner it is agreed that he (the tenant) shall be paid on quitting, at the expiration of the tenancy.

(2.) To inhabit the farmhouse personally, and not to assign, underlet, or part with the possession of the farm, or the keeping or cropping of the same or any part thereof, without the consent in writing of the landlord or his agent.

(3.) To keep and leave the garden, orchard, and shrubs well and sufficiently stocked and planted.

(4.) To pay punctually the rents herein-before reserved, and all rates, taxes, and charges, except those mentioned above, which the landlord undertakes to discharge.

(5.) To maintain, paint, paper, colour, whitewash, &c., and keep and leave in good repair, order, and condition the inside of the farmhouse, and all existing or future erections or buildings.

(6.) Not to lop, cut, or injure any of the timber or other trees.

(7.) To cultivate and occupy the farm in good and husbandlike manner, according to the best custom of the country.

(8.) To consume upon the land or on the farm or premises all the hay, straw, and roots which may have been grown upon the farm, unless the landlord shall otherwise consent in writing.

(9.) At the end of the tenancy to give up peaceable possession of all the farm and crops.

It is mutually agreed that all other matters between landlord and tenant shall be in accordance with the Agricultural Holdings (England) Act, 1883, and the custom of the country.

That if any question shall arise between the landlord and the tenant not provided for under the above heads, then in every such case such question shall be referred to a referee or referees in the manner provided for in the Agricultural Holdings (England) Act, 1883.

The tenant to sign one of the agreements in use on —— estates when called upon to do so.

Yours truly,

(Signed by Agent).

Opinions upon freedom of cropping and sales.

52. With reference to freedom of cropping and restrictions of sales, I found unanimity among landlords and agents, but considerable difference of opinion among tenants. Although, on many estates, the tenant is tied down by the letter of his agreement not to take more than two consecutive white crops, and deprived of complete freedom in the disposal of hay, straw, and roots, I have every reason to believe that the clauses restricting the tenant in such directions are chiefly preserved as safeguards to be used in extreme cases when a bad tenant deliberately sets about damaging his farm. So long as the tenant pays his rent, farms well, grows good crops, keep his land clean, and has his place fairly stocked, neither landlord nor agent has the least disposition to interfere or stand in the way. Indiscriminate cropping and removal of hay, straw, and roots they would put a stop to as prejudicial to the landlord's interest, but in most cases the tenant has only to satisfy the agent that he will make, or is making, an adequate return for what is being removed, and practical freedom all round is, I think, given. It is true that everywhere the tenant is bound down during the last year of his tenancy; he must leave the farm as he got it, unless otherwise agreed to. But long lists of what a man may or may not do, such as we have in Appendix A. II., although terrifying to look at, really mean very little now. They are departed from so frequently, and that without demur on the part of the agent, that one fails to see the object in having them there at all. The two clauses, 7 and 8, Conditions of Letting, (par. 51), state in succinct and distinct terms all that is now expected or asked of the tenant.

Tenants differ on the wisdom of doing away with restrictions.

53. While some tenants are altogether in favour of complete freedom in matters of sale and cropping, others, and among them the best farmers in the three counties, are opposed to an entire removal of restrictions. A large tenant farmer in Bedford when expressing his opinion upon freedom of sales, likened the selling of straw and hay in large quantities to "parting with your front teeth," and a large proportion of my best witnesses thought that to give entire freedom of this kind to all farmers would be playing into the hands of adventurers, who, in increasing numbers, take farms with the express intention of plundering them for a year or two, and then throwing them up, only to repeat the process on some other estate where their antecedents are unknown.

Arguments against abolition of all restrictions.

54. The Commissioners will recollect that in a large number of cases farmers are driven to sell hay, straw, and roots only when, owing to loss of capital, they are no longer able to consume their crops at home. It is the beginning of the end. In disposing of these materials, by the home consumption of which the farm is maintained in condition, the tenant is laying the foundation of a double ruin—ruin to his farm and ultimate ruin to himself. In these bad times there are so many arable farmers in narrow straits, yet unwilling to surrender while the lamp of hope holds on to burn, that the advisability of universal freedom of sale and cropping should be most carefully considered from every point of view. No branch of the Inquiry commanded more the attention of my witnesses than the one we are dealing with, and this must be my excuse for still dwelling upon it.

The danger threatening the landlord's interest.

55. I was frequently told by landlords that it had become so difficult to get good tenants for certain classes of farms, viz., those chiefly arable or composed of strong land, they were compelled in many cases to take any fair offer and not inquire too deeply into the character of the offerer rather than farm the land themselves. Now add to this the fact that, in the words of the agent of one of the large estates in the district, "it has become almost a question of begging tenants to stay," and finally observe that yearly tenancies with 12 months' notice to quit are the custom. If to this combination of circumstances we are to add complete freedom of sale and cropping, it is impossible to conjecture how dire might be the consequences to the owner of the soil. A farm comes in hand. To farm it means the finding of capital and a probable loss on the management. The agent lets it to a new tenant, who, forthwith being bound by no restrictions of cropping or sale, may proceed to make full use of his liberty. The landlord dare not disturb him, for it has become "a question of almost begging a tenant to stay." So long as the rent is paid the landlord dare not interfere because if *he* goes who will take the place after him? And this is the inevitable—so long as it suits his purpose to remain, so long as the farm is able to stand further destructive husbandry and yet leave a margin of profit, that tenant remains. But the moment the place is utterly exhausted and run down he serves his notice to quit, and he leaves it for the owner to handle as he thinks best.

Strong evidence from farmers who had suffered from depletive farming.

56. But the witnesses whose evidence in this connexion weighed heaviest in my mind were two gentlemen who were themselves in the unfortunate position of being prevented by stress of circumstances from doing justice to their farms. One of them was quitting his farm, and he unhesitatingly said that it was not until he started on depletive farming, and began to let his farm down, that the full force of misfortune fell upon him. His evidence then goes on to say, "I have lost all my capital and "must look out for something else to do. There are ever so many men going about "ready to pick up any well-farmed land; they farm it for three or four years, ruin "the place, and then leave. Any law which would encourage and reward good "farming and punish deterioration would be of value to the country."

The second had lost heavily from fluke among his sheep. The original rent of his farm was 25*s.* per acre. Two years after entry it was reduced to 20*s.* Two years ago it was brought down to 10*s.*, but "it was really left to the tenant to pay what he could afford." All arrears of rent were wiped out. "Since the times went wrong, and I "lost my sheep, we have lost money every year. If my landlord sold me up for rent "due I would not have a penny left." Summing up his own position, the witness said: "Ever since I lost my capital and could not do justice to my land I have been "going from bad to worse. There's nothing like plenty good stock and plenty good "muck, and I haven't had either for years; that's why I am beat."

Large and wealthy owners do not require protection, small and poor ones do.

57. I would not have the Commissioners think that all landowners in Bedford, Huntingdon, and Northampton are at the mercy of tenants, whether they be schemers or short of working capital. Landlords with means behind them are well able to deal with cases of this kind, for they can carry on farming upon a large scale, and there are many who, rather than stand by and witness the ruination of their property, would serve notice to quit at once. But small owners, or such as have heavy charges to meet and shrinking incomes to meet them with, are in a very different position. Apart from the concerns of the landlord altogether, it can hardly be that the interests of British agriculture will be served by handing over to all tenants, regardless of consequences and without any respect of persons and circumstances, full and unfettered permission to crop as they like and sell as they like. On the contrary, the arguments submitted to me by a substantial majority of the best and most successful farmers of this large and important agricultural and pastoral

district, which pointed to good farming, liberal treatment, the careful consumption of the greater portion, if not all, of the hay and straw on the holding, and reasonable safeguards to the landlord in all these matters, as the only true and safe policy to pursue for one and for all, seem to be best worthy of acceptation.

58. Occasions do arise when hay and straw are worth twice or even three times their ordinary value. In 1893, for example, hay went as high as 9*l.* per ton and straw 4*l.* It would be clearly to the advantage of a farmer to sell as much as possible at such figures, and provided he made a proportionate return in the shape of manure, no damage would be done to the landlord's property. But at the same time the estate agent should be fully apprised of any intention to sell over and above the stipulated quantity, and he would be an unreasonable and incompetent person who refused to comply with a tenant's request when it was plainly to be seen that whereas the tenant would greatly benefit, the farm would not suffer.

Occasions when sales of hay and straw should be permitted

VI.—Changes of Tenancy.

59. In all districts where the soil is strong and best suited to corn-growing there has been a great number of changes of tenancy since 1880. The greater the proportion of arable to pasture the greater appears to have been the number. Taking the district already described as cold clay in my introductory remarks, it may safely be said that by far the greater portion of the present tenants have entered since 79 and that the sole cause of the departure of their predecessors was agricultural depression. I have special reports from various three- and four-horse districts, and from them it appears that since 1880 many of the farms have passed through several hands. "Some are still struggling on as best they can, simply because creditors do not press. "Sooner or later they must go to the wall." A farmer of medium class land to the north of Bedford says: "In this immediate district there have been a fair amount of "changes during the last few years. This has taken place chiefly on the heavy clay "soils, where wheat is the chief crop." The same evidence comes from every witness in the three counties. Even those on light land referred to the severity of the depression on the cold clays, and the effects it had had upon the old tenants. The Wilden and Colmworth district has been, I think, specially noted for numerous changes. "All "the old neighbours are gone," said a Wilden farmer to me. "Some men came to "this district not long ago and tried growing potatoes, onions, and market gardening. "They came with money and lost heavily. Ultimately they gave it up. The land lies "idle now." I could without difficulty give full particulars of many of the men that have gone and why they went, over some of the worst spots, but it will be sufficient to say that these districts have been very heavily afflicted and thinned of old tenants, and that a large portion of the land is now let at nominal rents to non-residents.

Numerous changes on strong land.

60. The agent of one large estate thought that there had been no unusual number of changes in the mixed soil farms under his management, but he explained that by saying that many of their tenants had private means. Moreover he further stated that "in —— parish, where the land is stiff, there is hardly a tenant left who has been "ten years there. Soil has far more to do with depression than size of holdings. "There is a fair demand for a good farm, but a bad one or one that has been badly "farmed is unlettable unless you like to take a nominal rent and any sort of man as "tenant." Along the borders of Huntingdon and Cambridgeshire the heavy clays are either in the hands of new tenants or farmed by the owners. "The landlords "have miserably failed in farming and now they take any respectable offer. I know "one or two cases where the new tenants have had little or no capital. They are "allowed to go no rather than that the landlords should have to take the farms in hand."

Not so many on mixed soil, but great changes on the Cambridge border.

61. Nor can it be said that the mixed soils of Northampton have escaped. One of the most experienced farmers in the county says: "I have seen five tenants in one farm "of wheat land. On the whole there have been a great many changes in this district. "The number of men whose affairs are altogether in disorder is very distressing. We "feel that anything that is to be done should be done at once."

In Northants.

The country immediately to the north of Wellingborough is reported "nearly all to "have changed hands within the last fifteen years. This may be said of the next "parish as well. Most of the departures were due to the consequences of depression. "Many failed and others left because of losses. A few left to benefit themselves. "As a rule rents had to be reduced to secure new tenants."

62. A gentleman came from another part of England in 1874. Six others came with him. "I alone am left."

Oundle and Wansford district.

63. Four well-known farmers in Oundle and Wansford district agreed that the agricultural depression had greatly increased the number of changes and that for cold clay a desirable tenant could no longer be secured.

Rockingham district.

64. In the Rockingham district "there is much land which the farmers have thrown "aside and allowed to grow thistles or rubbish. There is a good deal of land in "landlords' hands. The last tenants were ruined, could not stop, and gave it up. "The country is rapidly changing hands."

An agent's report from the rich grazing district.

65. From the fine grazing district the reports are—a land agent's notes—"Since 1879, "and more particularly in recent years, there have, of course, been more changes of "tenants than in the good old times; still, considering the large extent of the estates "there have been far fewer changes than one would have expected, and far less than "on most estates. The reason of this is, I feel sure, that tenants feel by leaving "they would find it difficult to know where to go to get more generous treatment or "their wants in building and stock accommodation generally more fully attended to. "Tenants have failed on the estate in recent years, generally those who were farming "with a large proportion of borrowed money, or were short of capital when the bad "times set in, or have personally ridden for a fall. We have no farms in hand in "Northampton." On a neighbouring estate there have been more than the usual number of changes, a few tenants have failed and some have been advised to give up.

South Northants Wolverton district.

66. A large land agent in the south of Northampton reports that, since the depression set in, 12 or 15 tenants have failed and had to leave. At present "I fear there are many in a very "shaky condition."

Towcester district.

67. A part of Towcester division, "possibly on account of the large proportion of "useful pasture, has escaped as well as any district. There have been no very great "number of changes within the last 20 years."

Daventry district.

68. A farmer of cold clay near Daventry says, "this is the only farm in the parish in "old hands. The old tenants have gone into all sorts of small jobs and Devonshire "men taken their place. All sorts of men have come to try farming here since the "depression began."

Northampton neighbourhood.

69. Immediately north of Northampton "there have been a great number of changes "of tenants. Five on M. G. farm within my recollection."

The Fens of Huntingdon.

70. From the Huntingdon Fens, I learned that on the superior soil there had been no unusual number of changes, but near Yaxley, where the peat is too deep and many of the holdings small "many changes have taken place. The better the soil, whether Fen "or high land, the fewer the changes."

District to the west of Huntingdon town.

71. To the west of Huntingdon town there is some useful soil, perhaps inclined to clay, and there I was told there had been many changes of tenants. "The old tenants lost "so much they could not stay on. One went bankrupt."

A parish by the Ouse in Hunts—sad evidence.

72. But it is from a more easterly locality by the river Ouse that the greatest clearance seems to have taken place. I take the following statements from my note book. They were made during an interview with two gentlemen thoroughly acquainted with the district, and the farmers who had lived there for many years.

"The whole place has changed since 1879. All the old tenants have gone. Twelve of the principal farmers have been partly or entirely ruined since 1875. The acreage farmed by them would represent quite three-quarters if not four-fifths of the parish.

"A. is now a carver in a London restaurant.
"B. is a candidate for the charity of the Benevolent Society.
"C. Died of a broken heart, ruined.
"D. Do. do.
"E. Dying now, ruined.
"F. and G. Reduced to poverty. Now dead.
"H. and I. Passed through bankruptcy. One dead. Neither were discharged.
"J. Died owing rent.
"K. Died in poverty. Widow lives on charity.
"L. Has given a bill of sale to his landlord.
"M. Made a lot of money in trade. Took a farm, was ruined, and hung himself.

"All save two were absolutely killed by agricultural depression." This district is very liable to flood and great injury has been suffered from this cause of recent years.

73. To classify for convenience the rather diversified evidence on the subject of changes of tenancy— Classification of evidence.

(1.) In districts wholly composed of cold clay there are few farmers now in occupation who were there before the depression. Patriarchial tenancies, *i.e.*, those descending from father to son, have almost all come to an end.

(2.) Where cold clays and mixed soils both occur, the number of changes has been to a large extent regulated by the proportion of clay to mixed soil.

(3.) On purely mixed soils, the number of changes within the last five or six years have been less than from 1879 to 1885, but still greater than would have taken place had there been no depression.

(4.) On the best grass farms or such as are composed of a large proportion of good pasture and a little useful arable, no unusual number of changes, that is to say, not sufficient to excite attention, has taken place.

To each of these statements exceptions might be made, and one of these exceptions must be brought under the Commissioners' notice.

74. The agent of a large estate, almost entirely strong clay, stated that since 1884 only one tenant out of close upon 150 had gone wrong, and only one distress had been levied. If, however, we go back to 1880 we arrive at what I think is the explanation of the exceptional enduring powers of this tenantry. "Between 1879 and 1881, a "great deal of land came in hand; about 4,000 acres at one time. At Michaelmas "1884, the estate farmed 4,800 acres." I have an idea that were we to take the names of the present tenants and their history, not one-half of them have been in occupation over 16 years. Contradictory evidence and possible explanation.

75. I do not think that, taking the three counties as one district, many notices to quit in 1894 have been served. It was pointed out to me that there were many farmers most anxious to get out of their farms, but prevented from taking the necessary preliminary step by the low price of live stock. The small sum which would be realised by a displenishing sale deters them, because after all debts and dues were satisfied, there would in many cases be little or no residue. This is, I am sure, true of the needy but honest portion of tenants, albeit I think there is also considerable truth in what was told me by more than one land agent with reference to the behaviour of another class of farmers not necessarily needy and not over honest. They trade on the depression, and to use a common phrase "serve notice for a reduction." If on some estates the tenant is at the landlord's mercy in the matter of reductions or temporary abatements of rent, it is equally certain that on others the landlord is at the mercy of the tenant when a notice to quit for a reduction has been served. Reference has already been made to the difficulty of finding tenants for strong clay farms, and it is well known that during the 12 months which elapse between the service of notice and the day of quittal, the character of such a farm may be severely damaged and its letting value seriously impaired by negligent management. Without doubt this fact is being taken advantage of by the self-serving class of men who have descended on the territory of perplexed landlords like vultures on the battle-field. Notices to quit in 1894.

76. And yet there is another light in which this serving of notice to quit must be viewed. Agents are not always innocent of the charge of favouritism. Circumstances which cause tenants to serve notice for a reduction

I heard of cases where a reduction was refused to one, yet granted to another or where a large reduction was given to one, but a small one to another, there being no visible difference in the claims of the respective appellants. Tenants hold that the agent has no right to show partiality or yield to the person who may have lost his capital and let his farm down, but to refuse similar terms or take up an unconciliatory attitude when approached by the tenant who has still sufficient capital and a well-tilled and fully stocked farm. It is contended that under such trying circumstances, the only course for the aggrieved tenant is to serve a notice to quit in order if possible to bring the agent to reason. The Commissioners will see that I have brought before them a very awkward and I think regrettable consequence of agricultural depression. I shall recur to it when treating of "the relations between landlord and tenant," a little further on.

VII.—Unoccupied Land and Land in Owner's Hand.

No unoccupied land.

77. I neither saw nor heard of any derelict or abandoned land. A large extent of the cold clay soils are let at extremely low rents either as arable or pasture and some run down farms of lighter soil also bring in very small rents, but nothing is thrown open to the public. A considerable acreage of tumble down or laid down pasture land is let annually by auction, and some of it makes fair rents.

A 500-acre farm in Huntingdon was allowed to go to grass after 1879. The owner, after having it in hand for 12 years, decided upon letting it as grass keeping. In this way he has got a net rent of 1*l*. per acre, or considerably more than he had previously offered to let it for.

I was informed that in the neighbourhood of the Fens grass keeping is in great demand and makes exceptionally high, almost accommodation, rents. The area of land drifting out of cultivation in certain districts was repeatedly mentioned to me, and I find among my notes a somewhat disquieting statement by a large and thoroughly practical landlord: "My neighbour is letting a lot of land go out of cultivation, and I "feel that unless things mend I must do so too."

Land in hand.

78. The acreage of land in hand appears to have been much greater during what we might call the middle of the depression than now. Even at present some landlords are farming extensive tracts, but from 1882 to 1887, the greater portion of some estates must have been in hand. I give a few figures to prove this.

Estate A in 1880, 1,000 acres; 1883, 2,300 acres; 1890, 900 acres; 1893, 1,950 acres; acreage of estate about 6,500.

Estate B in 1886, 1,200 acres; 1894, 450 acres; acreage of estate about 2,000.

Estate C in 1887, 2,000 acres; acreage of estate about 8,000.

Estate D in 1887, 4,000 acres; 1894, 150 acres; acreage of estate under 5,000.

Estate E between 1879 and 1884, about 4,000 acres. In 1884, 4,800 acres; 1894, 2,087 acres.

Estate F. Since the beginning of the depression the whole estate, save two farms has been in hand; want of means have compelled the proprietor to let at the best rent he could get.

I could have greatly added to this list had it not been that several of the estate agents were new to the district and accordingly unable to supply me with exact figures. It must also be remembered that I only deal with estates which I actually visited. I believe I am correct in saying that almost the whole of the above lands in hand were formerly let as large occupations. In the first place small farms do not appear to have existed to any great extent in the distressed districts and in the second place a farm under 200 acres is easier let than one of 300 to 400.

Landlords are improving if not successful farmers.

79. Although farming has not proved more profitable to landlords than to tenants, I agree with the opinion prevalent in the district, viz., that most of the land is in wretched order when it is taken up and that it improves greatly under estate management. I had the pleasure of going over a few farms in hand, all of which had been seriously deteriorated by previous tenants. There was no concealment of the fact that heavy outlay was required before the places were got into order, and in all cases but one there was no profit being made, still I considered them in very lettable condition save for the fact that they were all stiff three- and four-horse clay and accordingly avoided by desirable tenants.

An example of successful landlord farming on the grass system.

80. The one exception will bear more minute description. It measures 877 acres and was formerly let as two. From being three-quarters arable and one-quarter grass it has been converted into three-quarters grass and one-quarter arable. The pastures are many of them from six to nine years old. The land nearest the buildings is under cultivation, and no efforts are spared to grow maximum crops on a minimum area. At the time of my visit the farm was carrying a full stock of sheep on the recently laid down fields and a mixed stock of sheep and cattle on the old pastures. The changes in arable and pasture, and the immense saving effected in the labour bill by the increase of grass, are distinctly set forth by the table supplied by the agent and summarised by me.

"This farm is doing well. It is paying a fair rent and holding its own. From stock alone this promises to be a very good year."

PARTICULARS taken from a FARM LABOUR BOOK, showing the EXTENT to which the LABOURER is affected by the Change from ARABLE to PASTURE. Hunts.

Name of Farm.	Arable.	New Pasture.	Old Pasture.	Total.	1884. Monthly Wages.				Name of Farm.	Arable.	New Pasture.	Old Pasture.	Total.	1893. Monthly Wages			
1884.	Acres.	Acres.	Acres.	Acres.	Month.	£	s.	d.	**1893.**	Acres.	Acres.	Acres.	Acres.	Month.	£	s.	d.
					January, 4 weeks	55	6	5						January, 4 weeks	38	11	5
					February „	92	10	7						February „	38	12	3
L. Farm	489	—	176	665	March „	58	2	7	L. Farm	189	300	176	665	March „	37	14	3
					April „	64	13	9						April „	37	13	11
					May 8 weeks	184	10	6						May 8 weeks	90	3	5
					June 4 weeks	139	19	4						June 4 weeks	41	19	6
					July „	134	14	4						July „	39	12	4
					August „	128	9	8						August „	102	2	9
					September „	216	10	1						September „	36	15	0
H. Farm	135	—	77	212	October „	86	11	9	H. Farm	75	59	77	211†	October „	32	2	9
					November „	61	10	0						November „	34	5	9
					December „	57	16	2						December „	41	12	8
—	624	—	253	877	Total wages -	1,280	15	2	—	264	*359	253	876	Total wages	571	6	0
														‡ Add- -	50	0	0
															621	6	0

* Laid down since 1884.
† In the statement handed to me, a slight error occurs, hence the disappearance of one acre.—R. H. P.
‡ There being little or no hay and a light harvest in 1893, the year's wages account was about 50*l* below what might reasonably be expected

Summary.

Decrease of arable since 1884 - - -	360 acres, or	57·6 per cent.
Increase of pasture - - - -	359 acres, or	141·9 „
Decrease in labour bill - - - -	659*l.* 9*s.* 2*d.* or	51·4 „

On this farm the best results have followed a mixture of grass seeds, based upon de Laune's principle of omitting rye grass; indeed, the superiority of the pastures so created caught my eye at once.

Land farmed by owners to preserve from deterioration.

81. In these present times, when good tenants are so scarce, and pillaging ones so numerous, landlords who can afford to carry farms on tempt Providence as little as possible. One gentleman said to me: "If I had not dreaded the consequences of "letting my land and having it run out, and thrown upon my hands, I would have "let my place 10 years ago. If you were to give me 1,000*l.* I couldn't name a "farmer who is doing well away from a town." Mortgagee farmers have apparently had what might be called a rough time of it in practical agriculture, for some cases were cited in my hearing where, after spending large sums in partially repairing the breaches made by defaulting debtors, they had thrown up the sponge and accepted a tenant at a very low rent. It must not be inferred from the fact that on some estates a large area of land is farmed by the owners these places could not be let at all. It is more because of a scarcity of *desirable* offerers that the land is retained.

A fair demand for good farms.

82. For good farms, well situated, with a fair proportion of grass, and not composed of heavy or wet clay, there is at present a fair demand, and such a holding is looked after by a superior class of farmer. It was even said that since heavy land had become more and more a thing to be avoided, the lighter turnip and barley soils, and places with a good proportion of useful grass, had been more run after than formerly.

The general run of evidence given by land agents was to the effect that there was no difficulty in letting good land in good condition, but very great difficulty, amounting in some localities to impossibility, in finding the right sort of tenant for strong land.

Concessions necessary to new tenants.

83. In all cases of new tenancies rents have to be reduced, and considerable outlay made in improvements free of interest. Agents told me that the only way to get good tenants was to humour them in every way, and meet their conditions so far as possible; and it is no secret that many cases have occurred where, after spending large sums in buildings and draining, the landlord has soon discovered that instead of having thereby secured a substantial tenant likely to remain and treat the farm well, he has been deceived and caught a Tartar. In the proper discharge of their duty, agents make inquiries as to the character and capital of candidates for farms, and particularly of strangers, but oftentimes "the references given mean nothing," and several cases were mentioned to me of land being let to well recommended tenants, who turned out to be men of neither substance nor character. One very strange case was related in Huntingdon. Quite recently a tenant was valued out of a farm, the arrears of rent exceeding the amount of valuation. This same man has just taken another 200-acre farm in an adjoining county without a shilling of his own. He cannot be got rid of before Michaelmas 1895, and then the landlord will be compelled to distrain for rent. "Such cases," said my informant, "are due to the unfortunate position of the land-"lord, and are entirely the results of agricultural depression."

Speculation on the part of farmers.

84. It surprises one to hear of farmers, who have been losing rather than making money, still enlarging their boundaries by hiring fresh land, but I think it can be explained. It is nothing more or less than a speculation on the part of many. They do not care to sell stock at present prices, and they transfer it to fresh takes, meaning to realise when times mend. I can produce a case in point, and the gentleman in my mind struck me as being an unusually clear-headed, practical man. He has farmed on an extensive scale for over 20 years. From 1884 to 1890 he lost heavily, yet in 1890 he hired another farm partly on borrowed capital. I think that in his case the new farm was *pressed on him*, and I also think he took it partly out of pity for the owner but it nervertheless does sound strange to hear of a cool-headed, steady, temperate man, rushing into more land (and strong clay too), after having had such a sad experience. Nor does the fresh take seem to have brightened his prospects, for since 1890 his losses have amounted to over 1,300*l*. I do not go so far as to say that this speculative element pervades all transactions in land, but I am decidedly of opinion that the farmer who expressed himself in the following terms was not far from the truth. He said, "Much of the farming is now carried on under spurious conditions. "What with arrears of rent, borrowed money, stock got through dealers, and debts "to tradesmen, it is a very *false state of affairs*."

Craving for territory among farmers.

85. Farming as a business is conducted upon lines peculiar to itself. Many of the ventures made by persons engaged therein would be condemned by persons brought up to commercial life. In the discharge of my duties, and favoured as I have ever been with the confidence of farmers, I have often been at a loss to understand what lures and tempts them to launch out as they do in undertakings which offer at the time no likelihood of approaching success. The craving for territory seems to be insatiable, and for the moment all the risks which are involved are forgotten. So long as credit can be got, the payment of interest possesses no terror to many a farmer, and there never was a period in the history of British agriculture when more wild head-long plunges have been taken than during the 14 years which have elapsed since 1880. It is perfectly true that the person who hires a farm with sheep and cattle at present prices, and with the power of surrender at 12 months' notice, may turn over a goodly sum of money between buying in and selling out. But for one chance in his favour, how many are there against it? Now, it is my candid opinion that farmers in too many cases count only the possible gain, shutting their eyes to the possible loss.

Absence of fundamental business principles in farming.

86. The Commissioners will be surprised to hear that many of the farmers whom I visited were absolutely ignorant of the conditions of agreement which they had signed on entry. More than one had not gone the length of reading the document, and when I did it for them, they were occasionally dumbfoundered at their undertakings. Everything goes to prove that agriculture, as at present conducted, is not always worthy to be called a business, but partakes more of the character of an occupation or a trade bereft of its fundamental principles.

Fully confirmed in this belief by what I saw and heard during May, June, and July, I would therefore submit that the fact of there being either a demand or no

demand for farms should not be taken as an infallible indication of the existence or non-existence of depression in this large district. It may be a guide, but cannot form a basis towards any full appreciation of the truth of the position.

VIII.—The Letting Value of Land during the Earlier Years of Depression and Now.

87. The present letting value (exclusive of all taxes and rates) of land in Northampton, Bedford, and Huntingdon may be stated as follows:— Present letting value of land.

Fine feeding pasture land	-	from 30*s.* to 55*s.*	per acre.
,, store pasture ,,	-	,, 15*s.* ,, 30*s.*	,,
Inferior pasture ,,	-	,, 5*s.* ,, 20*s.*	,,
Superior Fen land (arable)	-	,, 25*s.* ,, 35*s.*	,,
Inferior ,, ,,	-	,, 18*s.* ,, 25*s.*	,,
First class turnip and barley soil	-	,, 20*s.* ,, 30*s.*	,,
Second ,, ,,	-	,, 10*s.* ,, 20*s.*	,,
First class clay loams (root-growing)	-	,, 22*s.* ,, 27*s.*	,,
Second ,, ,, (roots occasionally)		,, 15*s.* ,, 22*s.*	,,
Third ,, ,, (poor soil)		,, 10*s.* ,, 15*s.*	,,
Stiff clay, best class, well farmed	-	,, 10*s.* ,, 20*s.*	,,
,, second class, not in good heart		,, 9*s.* ,, 16*s.*	,,
,, third class, neglected	-	,, 2*s.* 6*d.* ,, 10*s.*	,,

88. The prices realised for grass let by auction for terms of so many months (9 to 12) will be seen from the following particulars. This is good quality of valley meadow and pasture, although the surrounding land is strongish clay. Prices realised for grass land let by auction, 1891, 1892, 1893, 1894.

Grass-letting in Northants. Prices Realised in 1891, 1892, 1893, and 1894.

Abreviation, W = withdrawn.

Name of Enclosure.	Acreage.			Letting Price per Acre.								Rise or Fall, 1891–94.				
				1891.		1892.		1893.		1894.		Per Acre.		Per Cent.	Per Field.	
	A.	R.	P.	s.	d.	s.	d.	s.	d.	s.	d.	s.	d.		£	s. d.
S. Meadow 1 -	15	1	16	30	0	W.		W.		W.		—		—	—	
R. ,, 2 -	23	1	21	41	0	60	0	61	0	50	0	+ 9	0	+ 21·9	+10	10 5
B. ,, 3 -	33	2	6	28	0	48	0	60	0	47	6	+ 19	6	+ 69·8	+32	13 9
H. D. ,, 4 -	7	2	20	29	0	32	0	54	0	40	0	+ 11	0	+ 38·0	+ 4	3 10
C. ,, 5 -	8	1	20	30	0	39	0	70	0	60	0	+ 30	0	+100·0	+12	11 3
R. S. ,, 6 -	10	2	23	45	0	52	0	65	0	W.		—		—	—	
B. ,, 7 -	11	0	2	54	0	52	0	46	0	47	0	— 7	0	— 13·0	— 3	17 1
B. B. ,, 8 -	8	1	29	58	0	60	0	60	0	55	0	— 3	0	— 5·2	— 1	5 3

1, 2, 3, 4, 5, 6 are meadows in the Nene Valley; 7 and 8 are enclosures situated close to a village.

		A.	R.	P.		£	s.	d.
Rise of rent realised on	-	72	3	27	=	59	18	3
Fall of rent experienced	-	19	1	31	=	5	2	4
Rise of rent on	-	92	1	18	=	54	15	11

Do. per acre, 11*s.* 10*d.*

Rents on market gardening and potato-growing soil.

89. Market gardening land in Biggleswade district lets at from 2*l.* up to as high as 6*l.* and 8*l.* per acre. About Potton and Sandy light soil makes from 30*s.* to 50*s.* A farm of 300 acres is let: 100 acres light, at 50*s.* per acre; 200 acres heavy, at 15*s.* per acre.

On allotments.

90. Allotments are let slightly over agricultural rents, but some landlords ask only the rent a farmer would give.

Explanation of the form in which reductions of rent are set before the Commissioners.

91. When collecting evidence with respect to the letting value of land and the reductions of rent which have been made, I adopted a plan somewhat different to that employed in Essex. I knew that the Commissioners had already received from several of the estates I visited, very full information and particulars upon rent and expenditure, but I thought it would assist them were I to work out a series of tables showing the extent to which different classes, qualities, and sizes of farms have been affected.

The tables I propose to submit at this stage of my report are in reality a summary of the returns made to me by land agents, but references to Appendix will be given which will enable the Commissioners to trace each item and examine seriatim the estate returns from which they were prepared.

Reduction of rent on farms of different classes.

92. I have on several occasions stated that the greater the proportion of pasture, the greater the demand for the farm and the more easily is it let.

The following Table shows that the preference for grass over arable, has had the effect of keeping up the rent. An area of 21,114 a. 3 r. 31 p. is dealt with, and I have avoided the inclusion of such distressed districts as are chiefly in tumbled-down grass.

TABLE (I.) compiled from ESTATE PARTICULARS, and showing the RENTS and REDUCTIONS of RENT on FARMS of different CLASSES.

Classification of Farms.	Reference to Appendix.	Acreage.	Rent. 1878–9. Per Acre.	Rent. 1878–9. Amount.	Rent. 1893. Per Acre.	Rent. 1893. Amount.	Reduction. Amount.	Reduction. Per Acre.	Reduction. Per Cent.
		A. R. P.	s. d.	£ s. d.	s. d.	£ s. d.	£ s. d.	s. d.	
All or nearly all grass.	B. VIII.	800 1 4	34 4	1,377 0 0	23 3	932 11 6	444 8 6	11 1	32·27
	B. IX.	1,250 3 7	39 8	2,481 0 0	27 0	1,689 15 8	791 4 4	12 8	31·9
	B. X.	12 0 0	53 4	32 0 0	43 4	26 0 0	6 0 0	10 0	18·7
		2,063 0 11	37 8½	3,890 0 0	25 8	2,648 7 2	1,241 12 10	12 0¼	31·9
Chiefly grass -	B. VIII.	2,229 1 20	30 5	3,394 2 0	20 7	2,296 0 6	1,098 1 6	9 10	32·25
	B. IX.	1,570 1 3	36 6	2,873 10 0	24 7	1,931 15 2	941 14 10	11 11	32·7
		3,799 2 23	32 11¾	6,267 12 0	22 3	4,227 15 8	2,039 16 4	10 8¾	32·5
½ grass, ½ arable -	B. VIII.	2,351 0 34	33 0	3,879 0 10	20 10	2,449 8 6	1,429 12 4	12 2	36·85
	B. IX.	1,508 1 27	38 0	2,869 0 0	22 10¼	1,727 1 6	1,141 18 6	15 1¾	40·0
	B. X.	643 2 24	46 8	1,501 10 0	34 5	1,110 0 0	391 10 0	12 3	26·0
		4,503 1 5	36 7½	8,249 10 10	23 5¾	5,286 10 0	2,963 0 10	13 1¾	35·9
Chiefly arable -	B. VIII.	3,441 0 8	24 10	4,283 5 6	14 11	2,568 19 7	1,714 5 11	9 11	40·02
	B. IX.	5,368 0 7	37 3½	10,013 0 0	24 3	6,511 12 8	3,501 7 4	13 0½	34·9
	B. X.	1,939 2 12	37 0	3,590 10 0	22 3	2,163 0 0	1,427 10 0	14 9	39·7
		10,748 2 27	33 3¼	17,886 15 6	20 11	11,243 12 3	6,643 3 3	12 4¼	37·1

According to quality of soil.

93. The quality of the soil has also been an important element not only in the demand for farms but in the fall of rent. None of the farms referred to in Table II. can be called "scandalously bad," neither have any been let at give-away rents. The owners are all in good circumstances, and they do not accept tenants unless at a fair and reasonable rent.

TABLE (II.) compiled from ESTATE PARTICULARS, and showing the RENTS and REDUCTIONS of RENT on FARMS of different QUALITIES.

Classification of Farms.	Reference to Appendix.	Acreage.	Rent. 1878–9. Per Acre.	Rent. 1878–9. Amount.	Rent. 1893. Per Acre.	Rent. 1893. Amount.	Reduction. Amount.	Reduction. Per Acre.	Reduction. Per Cent.
		A. R. P.	s. d.	£ s. d.	s. d.	£ s. d.	£ s. d.	s. d.	
Best quality of soil	B. I.	2,565 0 24	32 10¼	4,213 19 7	18 0¾	2,316 17 7	1,897 2 0	14 9½	45·0
	B. VIII.	2,781 3 21	32 7¼	4,532 12 0	22 2½	3,091 7 6	1,441 4 6	10 4¼	31·7
	B. VI.	1,800 2 31	30 4½	2,736 2 6	28 0¾	2,526 16 6	209 6 0	2 3¾	7·6
		7,147 2 36	32 1½	11,482 14 1	22 2¼	7,935 1 7	3,547 12 6	9 11¼	30·8
Medium - - -	B. I.	2,996 2 10	29 11½	4,491 14 0	17 6¾	2,632 19 5	1,858 14 7	12 4¾	41·3
	B. VIII.	1,918 1 31	29 10	2,860 10 4	19 8	1,885 7 0	975 3 4	10 2	34·0
	B. VI.	1,494 2 36	27 0	2,018 10 0	18 0½	1,349 1 8	669 8 4	8 11½	33·1
		6,409 2 37	29 2¾	9,370 14 4	18 3¾	5,867 8 1	3,503 6 3	10 11	38·4
Inferior - -	B. I.	2,688 3 12	25 6	3,428 0 0	13 1	*1,757 18 2	1,670 1 10	12 5	48·7
	B. VIII.	2,767 0 5	29 1	4,128 1 0	17 4½	2,405 14 9	1,722 6 3	11 8½	40·2
	B. VI.	1,314 2 39	25 1½	1,651 15 8	16 5	1,078 7 0	573 8 8	8 8½	34·7
		6,770 2 16	27 2¼	9,207 16 8	15 5¾	5,241 19 11	3,965 16 9	11 8½	43·6

	£	s.	d.	
*	1,458	8	2	*see* Appendix B. I., page 99, 3rd column.
To which add	299	10	0	rent due.
	£1,757	18	2	

94. Table III. shows that the greater demand for farms under 200 acres has a decided effect upon the rent, and that more liberal reductions have been granted to sitting tenants, and easier terms conceded to new tenants on holdings over than under 150 and 200 acres. According to size.

TABLE (III.) compiled from ESTATE PARTICULARS, and showing the RENTS and REDUCTIONS of RENT on LARGE and SMALL HOLDINGS.

Classification of Farms.	Reference to Appendix.	Acreage.	Rent. 1879. Per Acre.	Rent. 1879. Amount.	Rent. 1893. Per Acre.	Rent. 1893. Amount.	Reduction. Amount.	Reduction. Per Acre.	Reduction. Per Cent.
		A. R. P.	s. d.	£ s. d.	s. d.	£ s. d.	£ s. d.	s. d.	
Under 200 a. -	B. X.	785 3 13	43 11	1,726 0 0	31 10½	1,253 0 0	473 0 0	12 0½	27·4
Over 200 a. -	B. X.	1,809 1 13	37 6½	3,398 0 0	22 7¼	2,046 0 0	1,352 0 0	14 11¼	39·7
ANOTHER ESTATE.									
Under 150a. -	B. II.	842 1 35	42 10	1,670 9 0	31 0	1,209 0 0	461 9 0	11 10	27·6
Over 150a. -	B. II.	5,883 0 30	30 1¾	8,872 2 6	20 4¾	6,004 14 0	2,867 8 6	9 9	32·31

IX.—THE DEPRESSION AS IT HAS AFFECTED DIFFERENT CLASSES.

Owners of Land.

95. The owner of land in Bedford, Huntingdon, and Northampton has suffered from the effects of the depression in three ways. Reduction of rent on 10 estates.

1. Decreased rental; 2. Increased arrears of rent; 3. Increased expenditure on estate improvements and repairs.

The following table shows the rents paid shortly before the visit of Mr. Druce in 1880 and last year, with the reductions and per-centage of reductions on each estate, but in the cases of Appendices B. I., II., VI., VIII., IX., X., the calculations refer only to the farms selected as typical of the classes and qualities which I have already contrasted.

TABLE showing REDUCTIONS of RENT on ESTATES, during the last 14 YEARS.

Reference to Appendix.	Acreage.			Rents. 1877-8-9.			Rents. 1893.			Reductions. Amount.			Reductions. Percent.	Remarks.
	A.	R.	P.	£	s.	d.	£	s.	d.	£	s.	d.		
B. I. -	8,250	2	6	12,133	13	7	6,707	15	2	5,425	18	5	44·7	
B. II. -	6,725	2	25	10,542	11	6	5,770	19	3	4,771	12	3	45·2	Includes 20 per cent. remission for 1893.
B. III. -	7,509	0	28	10,491	3	6	6,994	2	4	3,497	1	2	40·0	Includes the reduction given prior to 1881.
B. IV. -	1,682	0	0	2,457	0	0	1,329	10	0	1,127	10	0	45·8	Excludes farm in hand.
B. V. -	1,600	0	32	2,393	5	0	1,126	4	0	1,267	1	0	52·9	
B. VI. -	4,610	0	26	6,406	8	2	4,954	5	2	1,452	3	0	22·7	Largely Fen land.
B. VII. -	2,767	3	21	*3,216	4	7	2,255	15	0	960	9	7	28·5	*Refers to 1881, before which reductions had been made.
B. VIII. -	8,821	3	26	12,933	8	4	8,247	0	1	4,686	8	3	36·2	
B. IX. -	9,697	2	4	18,236	10	0	11,860	5	0	6,376	5	0	35·0	
B. X. -	2,595	0	26	5,124	0	0	3,299	0	0	1,825	0	0	35·6	**
	54,260	0	34	83,934	4	8	52,544	16	0	31,389	8	8	37·3	

Accumulation of arrears.

96. *Arrears.*—In Appendices B. II., IV., VI., IX., a column is set apart for arrears of rent. These will be seen to have assumed considerable dimensions in certain instances. On an estate partly Fen land the arrears for—

		£	s.	d.
1892 amounted to -	-	2,987	11	5½
1893 ,, -	-	2,609	13	10

"Arrears," said my informant, "have greatly increased of late." A remarkable statement was made to me by a large land agent shortly after I arrived in Bedford, and I heard it corroborated on various subsequent occasions, with reference to the sacrifices made by some landlords. When describing the crippled condition of many of the farmers, he added, "Landlords have in some instances allowed tenants to remain "although they do not pay rent, and there are many cases where they have absolutely "advanced money to carry them on, and finally lost both rent and loan." Several examples were mentioned to me of tenants owing as much as three years' rent, yet still continuing in occupation. On some of the larger estates arrears are said not to be allowed, but in spite of all efforts to prevent it, defalcation in rent frequently occurs.

A large agent thus instructed me: "We have only levied distress in one instance. "In one or two cases we have advised failing tenants to leave. One tenant who lost "all his sheep from fluke has been in arrears since 1879. He kept getting deeper and "deeper until this year, when we have decided upon taking the farm over. He owes "between 1,700*l.* and 1,800*l.*, equal to about three years' rent. His land is in good "order and will let at once. The arrears on this estate are at present 4,122*l.* 1*s* 7½*d.*; "in 1883 they were 1,808*l.* 11*s.* 3*d.*; in 1885 2,258*l.* 18*s.* 1*d.*; in 1889 we wrote off "500*l.*; in 1890 they were 2,760*l.* 1*s.* 4½*d.*"

Another Northampton agent supplies the following figures:—

Year.	Arrears. £	s.	d.	Year.	Arrears. £	s.	d.	Year.	Arrears. £	s.	d.
1873 - - -	5	7	8	1883 - - -	2,322	11	8	1889 - - -	—		
1878 - - -	306	14	7	1886 - - -	—			1890 - - -	—		
1879 - - -	—			1887 - - -	—			1891 - - -	—		
1882 - - -	—			1888 - - -	3,048	16	7	1893 - - -	3,125	10	8

Year.	Sums Cancelled. £	s.	d.	Year.	Sums Cancelled. £	s.	d.	Year.	Sums Cancelled. £	s.	d.
1873 - - -	58	1	1	1886 - - -	83	0	0	1891 - - -	481	11	7
1878 - - -	162	3	0	1887 - - -	1,275	0	0	1893 - - -	—		
1879 - - -	151	7	11	1888 - - -	321	0	4				
1882 - - -	53	11	0	1889 - - -	50	0	0	Sums cancelled to 1893	2,808	14	11
1883 - - -	118	0	0	1890 - - -	55	0	0	Arrears, 1893 -	3,125	10	8
									5,934	5	7

** In the case of several of these estates, returns have been made on the reduced rents as they appear in above Table. *See* Remarks and Notes in Appendix B.

Acreage of estate about 20,000 acres.

Gross rental 1893, excluding remissions, 18,085*l.* 16*s.* 5*d.*

97. The habit of receiving payments on account of rent has greatly increased of late years, and on some estates the shortcomings are not scheduled as arrears, but looked upon as temporary loans which will be repaid in due time. Remembering all these things there is no small difficulty in forming any good opinion upon the indebtedness of tenants to their landlords. Some of the largest and best farmers in the district, men supposed to be making ends meet better than most people, are back in their rent. Payments on account of rent.

98. On all sides, mention was made by landlords and agents of the great increase in the cost of keeping up the buildings, premises, gates, and fences. Tenants, although bound by their agreements and the customs of estates to do a certain portion of the repairs, "now do absolutely nothing." "Everything falls on the landlord." I do not think this is denied by tenants themselves; they simply say they cannot afford to keep up their places when money is so scarce. No language or words of mine can satisfactorily describe the terrible change that reduction of rents and increased expenditure have wrought upon the affairs of landowners, but by the very great kindness of landowners themselves and their agents, I am enabled to produce some statements which cover every inch of the ground I desire to travel. Increased expenditure on estates.

99. The first table submitted contains a full and detailed account of the income and expenditure on a large estate in Northamptonshire, firstly from 1858 to 1878, an average being taken per annum, and then for each year from 1891 to 1893. Evidence from estates in Northants.

TABLE showing EXPENDITURE and INCOME on a large ESTATE in NORTHAMPTON.

Heads of Expenditure.	Average Amount of Annual Expenditure from 1858 to 1878.	Per-centage.	1891.		1892.		1893.	
			Expenditure in 1891.	Per-centage	Expenditure in 1892.	Per-centage.	Expenditure in 1893.	Per-centage
	£ s. d.		£ s. d.		£ s. d.		£ s. d.	
Rates and taxes	1,339 5 4	2·95	1,314 1 7	3·60	1,414 7 9	4·36	1,285 6 8	4·63
Regular and fixed payments, tithes, &c.	1,563 6 8	3·45	1,387 0 5	4·11	1,459 4 3	4·50	1,397 10 5	5·04
Buildings	6,984 10 3	15·41	6,426 8 0	19·06	6,777 18 8	20·90	7,055 15 7	25·47
Gates and fences	1,086 0 7	2·40	1,562 5 8	4·63	1,703 16 1	5·30	2,115 17 4	7·64
Woods and plantations	1,233 15 2	2·72	1,573 0 4	4·68	1,611 4 7	5·00	1,510 1 3	5·45
Underdraining	264 1 9	0·57	99 4 1	0·30	312 13 11	0·96	242 18 11	0·87
Incidental payments	342 11 5	0·75	352 19 4	1·05	299 13 8	0·92	525 2 3	1·90
Entertainment of tenants	152 15 10	0·34	135 14 2	0·40	134 14 4	0·41	145 8 1	0·52
Brick and tile yard	429 2 3	0·97	420 12 10	1·25	521 8 4	1·60	590 12 4	2· 3
Management	1,901 18 8	4·20	1,324 15 0	4·00	1,378 19 1	4·25	1,317 19 3	4·75
Stationery and postages	—	—	85 7 1	0·25	92 8 8	0·28	82 12 9	0 29
North Creake shooting box	—	—	145 13 9	0·43	101 2 7	0·31	145 1 3	0·52
Tenant right and other allowances	—	—	116 5 7	0·34	62 8 3	0·20	95 4 4	0·33
Smithy	152 7 6	0·33	—	—	—	—	—	—
Horses and carts	465 4 0	1·03	—	—	—	—	—	
	15,914 19 5	35·75	14,948 8 0	44·37	15,893 11 11	49·05	16,509 10 5	59·60

Note.—Besides the expenditure here shown, the landlord out of his own private accounts pays away a very large sum in voluntary payments to schools, clothing clubs, friendly societies, &c. The keeping up of the mansions, grounds, stable, and lodges, are excluded.

	Average Annual Rent from 1858 to 1878.	Rents, 1891.	Rents, 1892.	Rents, 1893
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
	45,856 6 10	33,751 8 7 Reduction of 25½ per cent.	32,482 5 2 Reduction of 28⅓ per cent.	27,729 4 2 Reduction of 38¾ per cent.
LANDLORD'S NETT INCOME, after PAYING all OUTGOINGS.	29,141 8 11¾	18,563 5 8	16,549 14 2½	11,202 12 0

LANDLORD'S INCOME REDUCED 1878 to 1893 by 17,938*l.* 16*s.* 11*d.*, or 61½ per cent.

From this same district another painful record of reduced net rental comes.

COMPARISON OF ESTATE RENTAL, 1883 to 1893.

Year.	Gross Rental.	Rental deducting Royalties.	Net Rental	Net Agricultural Rental deducting Royalties.	—
	£	£	£	£	
1883	60,654	55,798	—	—	Reduction of net agricultural rental 15,294*l.*, or 56·2 per cent. in nine years.
1885	41,200	—	32,050	27,194	
1890	34,950	—	16,900	—	
1893	29,840	29,240	12,500	11,900	

Evidence from Bedford.

100. From Bedfordshire I have a very complete set of estate returns. The statement immediately below shows the gross rental of a large estate, the expenditure therefrom by percentages, and the net income remaining to the landowner (in 1879 there was an actual deficit) for the two first years of accentuated depression, and for 1892 and 1893. *I would ask the Commissioners to refer to Appendix B. I. when examining the items of this table.* Appendix B. I. gives, I believe, the complete history of 25 farms in 1878 and 1893, and as the data from which both tables were prepared were obtained from the same source, and refer to the same property, they should be read together.

STATEMENT showing the Amount of RENTS RECEIVED in the YEARS 1879, 1880, 1892, 1893, and the PERCENTAGE which the EXPENDITURE BEARS TO THEM.

Year.	Rents Received.	Fixed Charges.	Management.	Repairs.	Works (including Churches and Schools).	Total Expenditure.	Nett Income.
	£	Per cent.	Per cent.	Per cent.	Per cent.	Per cent.	£ s. d.
1879 - - -	28,455	26·7	14·5	22·5	40·3	104·0	−1,138 4 0
1880 - -	38,537	19·9	10·1	16·0	28·2	74·2	9,944 10 1
1892 - - -	29,272	21·3	9·0	11·5	12·6	54·4	13,347 17 0
1893 - -	25,604	23·8	11·0	22·1	13·6	70·5	4,992 15 7

In the above statement the woods on the estates are not included. By "fixed charges" are meant Imperial and local charges, such as land tax (which is partly redeemed), property tax, tithe, which, when payable, is paid by the landlord and not by the tenants, quit or chief rents, drainage taxes and local rates. The voluntary stipends paid to the clergy where the landlord is tithe owner, are not included, nor are payments for charities, pensions, or annuities of estate servants, or family or personal expenses, or any outlay in connexion with the mansion, park, gardens, and policies.

Evidence from estates in Hunts and Northants.

101. On a large estate in Huntingdon the landlord's outgoings, including drainage tax, were in 1893 61 per cent. of the gross rental. Gross rental, 16,937*l.* 7*s.* 10*d.* Nett income, 6,605*l.* 11*s.* 7*d.* Returning to Northampton, the books of another very large estate show the outgoings to have been 59·3 per cent. of the gross rental. Gross rental, 29,240*l.* Nett income, 11,900*l.*

Evidence from an estate where rents were not much raised in the good times.

102. In the chapter headed "Agriculture since 1880," I had occasion to refer to the fact that on some estates rents had not been raised, or raised very little, in the prosperous years which preceded the depression, and I am fortunate in the possession of very full returns from the agent of an estate of this kind. The rents in this case have only fallen 24 per cent., 1878 to 1893, and this circumstance explains the satisfactory (in contrast to other estates) "residue" remaining to the estate owner after paying all outgoings except agency and management expenses. It will be observed from the following table that since 1887 there has been less spent upon buildings and draining than between 1880 and 1887. This may be attributed to the large sums paid for these works between 1873 and 1880 (29,192*l.* 13*s.* 2*d.*)

TABLE showing the INCOME and LANDLORD'S EXPENDITURE on a LARGE ESTATE from 1880 to 1893, with percentages for each year.

Year.	Gross Rental after deducting Remissions.	Remissions.	Landlord's Taxes and Rates.								Proportion of Rates and Taxes to Gross Rental.
			Tithe.	Income Tax and Land Tax.	Highway Rate.	Poor Rate.	Church Rate.	Sanitary.	School Rate.	TOTALS.	
	£ s. d.	Per cent.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	Per cent.
1880 - -	—	—	1,062 12 6	1,529 3 0	6 8 0	307 14 1	4 3 4	—	—	2,910 0 11	—
1881 - -	17,797 17 2	20	1,034 19 0	1,440 16 10	8 18 4	350 5 7	21 9 10	—	—	2,856 9 7	16·
1882 - -	17,797 17 2	20	1,011 4 9	1,470 7 3	8 4 8	395 19 10	13 3 9	—	—	2,899 0 3	16·3
1883 - -	17,892 19 2	Rents permanently reduced.	973 16 4	1,390 11 9	7 5 2	354 19 10	1 10 7	—	—	2,728 3 8	15·2
1884 - -	16,103 13 3	10	968 8 5	1,421 10 2	3 5 0	372 12 8	17 13 4	—	0 0 10	2,783 10 5	17·2
1885 - -	15,209 1 0½	15	919 12 7	1,567 15 10	—	331 17 4	2 10 4	—	—	2,821 16 1	18·5
1886 - -	15,209 1 0½	15	889 0 5	1,575 17 11	—	348 4 4	14 11 5	—	—	2,827 14 1	18·5
1887 - -	17,892 19 2	NONE	875 14 8	1,461 0 2	1 17 3	355 16 3	24 13 11	—	0 2 6	2,719 4 9	15·1
1888 - -	17,892 19 2	NONE	846 11 3	1,394 7 7	—	408 14 3	1 9 10	—	0 7 9	2,651 10 8	14·8
1889 - -	17,892 19 2	NONE	791 15 9	1,378 10 1	1 17 3	329 0 10	16 15 11	—	1 12 7	2,519 12 5	14·0
1890 - -	17,892 19 2	NONE	796 15 10	1,408 4 5	—	317 13 9	20 8 4	15 11 10	1 12 7	2,560 6 9	14·3
1891 - -	17,892 19 2	NONE	874 11 9	1,401 10 0	0 18 8	230 11 1	11 2 5	34 16 1	3 11 0	2,557 1 0	14·2
1892 - -	16,103 13 3	10	818 17 6	1,494 15 10	1 5 4	281 15 7	29 9 8	36 5 11	7 5 6	2,669 15 4	16·5
1893 - -	15,209 1 0½	15	835 0 10	1,494 6 6	2 9 8	312 10 1	—	62 18 3	6 12 1	2,713 17 5	17·8

Year.	Estate Expenditure.			Proportion of Expenditure to Gross Rental.	Total of Rates, Taxes, and Estate Expenditure.	Proportion to Gross Rental.	Residue from which Management, Incidental Expenses, and Office Expenses remain to be paid.	Remarks.
	Buildings and Repairs.	Draining.	Totals.					
	£ s. d.	£ s. d.	£ s. d.	Per cent.	£ s. d.	Per cent.	£ s. d.	
1880 - -	2,670 5 7	1,175 2 2	3,845 7 9	—	6,755 8 8	—	—	Size of estate about 20,000 acres.
1881 - -	3,980 1 5	1,157 2 8	5,137 4 1	28·8	7,993 13 8	44·8	9,804 3 6	The comparatively small fall in gross rental on this estate is due to the fact of there having been no rise of rent in the good times.
1882 - -	3,584 15 6	1,520 10 8	5,105 6 2	28·6	8,004 6 5	44·9	9,793 10 9	
1883 - -	4,124 6 10	1,242 11 9	5,366 18 7	29·4	8,095 2 3	44·6	9,797 16 11	
1884 - -	3,722 0 2	1,209 19 5	4,931 19 7	30·6	7,715 10 0	47·8	8,388 3 3	In 1873 the gross rental on about 20,000 acres was 22,992*l.*; in 1877, 22,247*l.*
1885 - -	3,481 2 6	1,209 13 1	4,690 15 7	30·8	7,512 11 8	49·3	7,696 9 4½	
1886 - -	3,316 4 7	1,335 4 8	4,651 9 3	30·5	7,479 3 4	49·0	7,729 17 8½	In 1878 the first remission of 10 per cent. brought it to 20,022*l.*; in 1879 20 per cent. was given, 17.797*l.* In 1880 the 20 per cent. was continued with an additional 20 per cent. on meadow land.
1887 - -	3,251 11 5	819 1 0	4,070 12 5	22·7	6,789 17 2	37·8	11,103 2 0	
1888 - -	3,406 4 8	1,269 12 5	4,675 17 1	26·1	7,327 7 9	40·9	10,565 11 5	
1889 - -	3,342 17 10	940 18 2	4,283 16 0	23·9	6,803 8 5	37·9	11,089 10 9	
1890 - -	3,499 12 1	612 1 11	4,111 14 0	22·9	6,672 0 9	37·2	11,220 18 5	
1891 - -	4,685 12 11	488 7 2	5,174 0 1	28·9	7,731 1 1	43·1	10,161 18 1	Since 1873 the sum of 92,476*l.* 16*s.* 10*d.* has been spent on improvements and repairs.
1892 - -	3,054 12 7	547 17 2	3,602 9 9	22·3	6,272 5 1	38·8	9,831 8 2	
1893 - -	3,378 16 7	257 16 9	3,636 13 4	23·8	6,350 10 9	41·6	8,858 10 3½	

Tenant Farmers.

103. Appendices C. I. to C. XI. contain 11 balance sheets from tenant farmers with summaries for each. Summary of tenant farmers' balance sheets.

The following is a profit and loss account made from the balances shown.

Reference to App.	Acreage.	No. of Years.	Profit.	Loss.	Remarks.
	Acres.		£ s. d.	£ s. d.	£ s. d.
C. I. -	256	11	1,348 1 8	2,082 18 4	Total profits - 13,913 18 7
C. II. -	260	4	576 18 10	246 0 1	„ losses - - 10,106 18 11
C. III. -	922	12	3,530 2 4	1,718 5 5½	
C. IV. -	800	9	148 16 4	2,319 10 3	Profit on 11 farms - 3,806 19 8
C. V. -	275	6	—	1,744 8 10	
C. VI. -	540	7	1,967 9 2	581 12 6	Profit per acre per annum, 1*s.* $10\frac{3}{8}$*d.* Equal to $1\frac{1}{10}$ per cent. on 8*l.* per acre capital.
C. VII.	462	13	2,532 7 6¼	—	
C. VIII.	400	7	992 17 10	620 16 1	
C. IX. -	431	5	39 19 4	601 8 8½	In C. I. and C. V. interest is charged on capital.
C. X. -	324	7	1,689 2 8	—	
C. XI. -	316	9	1,088 2 11½	191 18 8½	
	4,986		13,913 18 7¾	10,106 18 11½	

Description of the farms C. I. to C. XI.

104. The farm from which C. I. accounts come is partly devoted to market gardening.

C. II. is about two miles from a large town and a trade in retailing milk is carried on.

C. III. is purely agricultural and pastoral. This farm is almost self-supporting. A large breeding flock is kept, and 50 calves are reared annually. A large proportion of the corn grown is consumed at home. The soil is good and the buildings abundant and of good quality. The rent is considered very moderate, the tenant has abundant capital.

C. IV. Almost entirely heavy land.

C. V. All strong clay. Rent almost nominal. Occupied by a gentleman of abundant capital and known experience.

C. VI. All heavy clay. Half grass, partly owing to the tenant having laid down several fields.

C. VII. All strong clay. A permanent reduction made in 1880 and returns made ever since.

C. VIII. Mixed soil, most of it on the strong side. Well farmed. Tenant has other strings to his bow.

C. IX. A grass farm.

C. X. A mixed farm. Well farmed and always reasonably rented. Tenant has private means.

C. XI. Heavy land but chiefly in grass.

Balance sheets C. XII.

105. App. C. XII. contains balance sheets from land in the owner's occupation.* Three farms are included, one of very fine mixed soil in high condition, and two of heavy clay taken up in 1887 and 1888. One of these farms was in hand from 1882 to 1885. It was then let to a tenant who did not succeed. In 1888 it was again taken up in bad order. One hundred acres were at once let to a "little man," but in three years he gave it up "in a frightful state." The history of the other heavy farm is as follows: "It was let at 15*s.* per acre. Tenant wanted an immediate reduction of 50*l.*; "this the landlord agreed to give in manure. Next year money instead of manure "was required, and tenant left on not getting what he wanted." The subsequent treatment by the owner is interesting and shall form the subject of a separate paragraph (*see* para. 137). I may say that I personally inspected all these farms, and had some knowledge of the district eight years ago.

Balance sheets C. XIII.

106. App. C. XIII. tells the story of severe losses suffered by a mortgagee farming 290 acres of very poor soil.

The history of a co-operative association and farm.

107. C. XIV. contains the whole of the balance sheets from the Harleston co-operative farm in Northants. Mr. W. C. Little, in his General Report to the Royal Commission on Labour, writes with reference to this enterprise:—

"The Association was formed by Lord Spencer in 1887, with a view to afford an "incentive to the co-operators, and to provide a test as to the efficacy of co-operative "farming.

"A farm of about 300 acres, which had been previously hired by Lord Spencer, was "placed by him under a manager, to be assisted by a committee of management, with "the object of the business being carried on for the benefit of the regular labourers, "who were by the scheme nominated as co-operators.

"Capital for working the farm was found by Lord Spencer. By the scheme it was "stipulated that after payment of rent, rates, and taxes, and interest at the rate of "4 per cent. upon the capital employed, the net profits of each year should be carried "to a reserve fund for the repayment of the original capital, and the creation of a "surplus, for which purpose 75 per cent. was to be set aside. The remaining 25 per "cent. of the net profits was to be carried to the divisible profits fund, out of which each "of the co-operators should receive a share in proportion to the wages earned by him "during the year. It was provided, nevertheless, that in case a loss should be sustained "in any year's operations, the divisible profits fund shall thenceforth be carried to "the reserve fund till such loss be made good, and the amount (if any) drawn from "the reserve fund to meet such loss replaced.

"The original co-operators were eight in number, and the manager, in addition to "them, ranked as a co-operator entitled to a share of the divisible profits. Conditional "powers were given to the co-operators to fill up vacancies and to increase their number;

* Balance sheets for 1893 could not be prepared in time.

" and Lord Spencer reserved to himself the power to appoint the manager, and to " determine the connexion of any co-operator or manager with the scheme. The " scheme contains provisions for an annual valuation of the tenant right, and of the " live and dead stock, and for a proper audit of the farm accounts. It is sad to find " that owing to the disastrous times this interesting experiment has at present met with " no success. The co-operators (seven out of the original eight are still on the farm) " have had regular employment at wages which are said to be slightly higher than those " in the district, but there have been no divisible profits. The balance sheets for the " first four years show a loss in three years, and I am informed that in the two follow- " ing years the loss was nearly equal to a half year's rent.

Further remarks by Assistant Commissioner.

108. Having had the pleasure of an interview with the Rev. Canon Bury at Harleston and a walk over a part of the co-operative farm, I venture to add a few remarks to what has already been said by Mr. Little.

It appears that a similar attempt had previously been made at Radbourne in Warwickshire, and that the Harleston farm, was the outcome of a paper read by Canon Bury on the results of the Radbourne farm.

For a few years the Warwickshire venture flourished, or was supposed to flourish, and it was during its prosperity that the men of Harleston, led by Canon Bury and nobly assisted by Lord Spencer, first determined to embark on the same system. Soon, however, the Warwick farm collapsed, and I think it only requires an examination of the financial position of the Harleston co-operative farm on April 6, 1893 (*see* Appendix C. XIV.), to perceive that a similar fate threatens it.

The glebe farm chosen for the experiment is composed of good soil, all two-horse land; 126 out of 296 acres are in meadow and grass, the buildings are conveniently situated near a good road and not far from a railway station. Ample capital (10*l.* per acre) was found by Lord Spencer, but the farm at the time of starting was in bad order. The previous rent, 600*l.*, was reduced after a valuation to 425*l.*, and this was considered to be a fair rent according to the times.

The first manager did not suit, and he left after six months. Then followed an interregnum for six weeks. The co-operators, however, found that a manager was a necessity, and another was appointed. He remained for nearly six years. Now there is a working manager at a weekly wage with a share of the profits, but the buying and selling are conducted by a superior who receives a yearly remuneration.

At the outset the co-operators were told that they need not expect extraordinary results, but that their labour would in all probabilty be worth more to them, and that the interest created would produce unusual results.

The subsequent events were very much what one would have looked for. So long as they had the idea that the farm was going to pay—and that was for a year or two —the men worked with a will.

A heavy loss sustained.

109. The loss shown on the first balance sheet, 207*l.* 9*s.* 7*d.*, was largely due to the bad condition of the farm. Although the labour expended showed itself in a striking manner upon the general appearance of the farm, the results of a second year's occupation was a still heavier loss (672*l.* 13*s.* 5*d.*) Then the men seem to have lost heart, and ever since, they appear to have gone on in the ordinary way, drawing their weekly wages as labourers and working the hours of the district. There is not the slightest suggestion that the men have at any time idled, but the scheme has not produced the results in labour that might have been expected. Without a doubt the non-success of the enterprise can be attributed only to one cause—bad prices and general agricultural depression. It is the opinion of both Canon Bury and Lord Spencer's courteous agent, Mr. Morley, that were times to mend, the once co-operators, but now virtually only labourers, would again "put their backs into it." For my own part I doubt not that this would be so, but if we only take note of the fact that the average annual loss over a term of seven years has been 259*l.* 16*s.* 9*d.* or 17*s.* 6*d.* per acre, and that interest on borrowed capital must always accrue in any scheme of this kind, it becomes somewhat difficult to anticipate the enormous rise in prices that would convert such a persistently losing concern into one from which labouring co-operators would derive any profit.

Outside the question of financial success, the scheme does not appear to have led to any great harmony among the co-operators themselves. On the contrary, jealousy is stated to have crept in where formerly there was none.

1893 balance sheets.

110. Appendix C. XV. contains balance sheets for 1893 from six farms, but in order to give the Commissioners a fuller knowledge of the consequences of last year, I add to them in the form of a table all the accounts given for 1893 in Appendix C. The presence of these solitary balance sheets is due to the fact that many farmers in these three counties appealed against income tax for 1893 and in support of their appeals balance sheets were required.

TABLE SHOWING PROFITS AND LOSSES, 1893.

Reference to Appendix.	Acreage.	PROFIT.	LOSS.	Remarks.
	Acres.	£ s. d.	£ s. d.	
C. I. - -	256	—	894 0 0	
C. II. - -	260	—	246 0 1	
C. III. - -	922	216 12 1	—	
C. IV. - -	800	—	634 3 7	
C. V. - -	275	—	248 18 5	
C. VI. - - -	540	—	322 11 5	
C. VII. - -	462	232 10 0	—	
C. VIII. - -	400	—	271 8 11	
C. IX. - -	431	39 19 4	—	
C. X. - -	324	49 16 6	—	
C. XI. - -	316	93 17 11½	—	
C. XII. - -	NO BALANCE SHEET FOR 1893.			
C. XIII. - -	290	—	820 6 3½	
C. XIV. - -	296	—	448 16 5	
C. XV. - -	467	—	162 7 4	
" - -	670	—	532 7 4½	
" - - -	560	—	609 2 1	
" - -	218	—	249 8 5	
" - -	95	52 9 0	—	
	7,582	685 4 10½	5,439 10 4	

	£ s. d.
Losses - - -	5,439 10 4
Profits - - -	685 4 10½
	£4,754 5 6½
	s. d.
Equal to loss per acre -	12 6¼

Note.—The 560-acre farm included in the five under C. XV. is one of the best holdings in Bedford, and situated in a district renowned for the excellence of the corn produced. The 95-acre farm is all grass, able to finish the heaviest cattle.

I am quite confident in my own mind that the average loss per acre shown in the foregoing table is considerably below what would be a fair average for the three counties. The gentlemen who supplied me with balance sheets are quite among the most prosperous farmers of the district. Some of them are men of private means whose working capital has been supplemented from other sources. Their farm work was therefore always well in hand and their crops were sown in good time, thereby escaping the terrible injury inflicted by the long-continued drought upon late sown corn or ill-conditioned land.

The best class of Fen land has suffered least.

Reasons for this.

111. It is not difficult to say which class of agriculturists has suffered least from the effects of the depression. Although it would be incorrect to state that low prices have in no way touched Fen farmers, there can be little doubt those who farm on "superior" Fen land have not been hit anything like so hard as those on other varieties of soil. Several advantages attend farming on the Fens. In the first place the soil is naturally very fertile; in the second place oats are largely grown and succeed well; in the third place bare fallows are unnecessary and would be out of place.

Again, the cost of cultivation is low. On a Fen farm of 400 acres, all arable, where the rotation is potatoes; wheat or oats; mangel, oats, or barley; potatoes or wheat and seeds, I found that 66 acres went to one pair of horses, and this corresponded exactly with the working strength of the next farm I visited. The labour bill, owing to the large area under potatoes and general crops, is heavy, running from 30*s.* to 40*s.* per acre. Now on clay farms one pair of horses cannot work more than 40 to 45 acres, and much of the labour is performed on bare fallows which yield no crop during the year of fallowing.

Cost of grazing an acre of potatoes in the Fens.

112. "Potatoes," said one farmer, "have proved the making of the Fens and the "mainstay of the Fen farmer." On the inferior variety of black soil "brown "mustard has helped us a great deal." The cost of growing and marketing an acre of potatoes was worked out by a Fen farmer in my presence as follows:—

	£	s.	d.
Manual and horse labour in cultivation, harvesting, and delivery at station - - - - - - -	3	4	8
Artificial manure (half ton superphos.) and sowing - - -	1	11	3
Seed, 16 cwts. at 2*s.* - - - - -	1	12	0
Carried forward - - - -	6	7	11

	£	s.	d.
Brought forward	6	7	11
Railway carriage to London, 7 tons at 10*s.* 10*d.*	3	15	10
Commission, 7 tons at 5*s.*	1	15	0
Rent, rates, and taxes	1	9	7

Value of an average crop—	£	s.	d.
7 tons ware, at 2*l.* per ton	14	0	0
1 ton mids for seed	1	10	0
2 cwts. chats, at 1*s.*	0	2	0
	15	12	0

	£	s.	d.
Net profit per acre	2	3	8
	£15	12	0

When the crop is sold in the ground at home, the price ranges from 12*l.* to 15*l.* per acre, and the serious items, railway carriage and commission, are avoided.

Other advantages in Fen farming.

113. Turning to the corn crop, the best class of Fen land frequently produces two tons of straw and eight quarters of oats per acre, and as both are readily saleable at fair prices, and the soil able to dispense with farmyard manure, the grower within easy reach of a railway station has a great advantage over his clay land neighbour, whose chief crops are wheat and beans, and for whose soil straw manure is a necessity. Another marked superiority of good Fenland lies in the fact that "if it gets fair play, "the heavy crops we grow smother weeds."

How grass farmers have fared.

114. Till about 1890 the farmers of the best class of grass land, or places where the acreage of arable was very small, appear to have done fairly well. But since 1890, the fall in the value of fat stock and the increasing scarcity and dearness of stores have operated most unfavourably against their interest. It was pointed out to me that the fat stock trade had latterly degenerated into a species of gamble, and that the rise and fall of the market depended entirely upon the quantity of foreign meat afloat and about to arrive. A very pertinent example of the freaks of the meat trade was mentioned to me, and will serve to illustrate the uncertain position of the farmer who buys in an under-supplied market to sell in one periodically drugged by over-supplies from foreign lands. A farmer bought a lot of strong, well-conditioned bullocks in April. In due time a waggon load were fit for the butcher, and these realised 32*s.* 8*d.* per cwt. live weight in the metropolitan market. A fortnight afterwards a second waggon load was sent up, as good and heavy as the previous ones, but 29*s.* 9*d.* per cwt. was the most that could be got for them.

When trade vacillates to such a degree as I have reason to believe is true of our fat markets, the Commissioners may be assured that the consequences fall not upon the dealer or the butcher, both of whom by combination are enabled to anticipate foreign arrivals, and who act accordingly, but upon the producer, who lives and moves in isolation and far from the arena of telegrams and cablegrams.

Allowing, then, that the farmer of the best finishing pastures has been severely hit during recent years, I nevertheless see no reason to believe that he has felt the effects of the depression all through. "You must bear in mind," writes a gentleman well acquainted with his subject, "that graziers have had some good years since 1879; "1882 was probably the best grazing year ever known in the Midlands, and 1888 was "also a good year; 1893 will rank as the worst year graziers generally have gone "through, and 1892 was a very good second to it," and yet I met a farmer whose experience during last year left little to be desired. He purchased 70 cattle in spring for 1,030*l.* The sales began in July and continued till Christmas; only the culls received cake, and the total made by the 70 was 1,637*l.*, a handsome profit of 607*l.* or 8*l.* 13*s.* 6*d.* per head.

Advantages possessed by the grazier over the arable farmer.

115. The great pulls that the grazing farmer has, are to be found in the fact that, firstly, he has almost always large working capital. On some of the richest localities a capital of 14*l.* to 17*l.* per acre is quite common, and this enables the farmer to bide his time and watch his opportunity. Moreover, many of these gentlemen get their

autumn-bought beasts wintered for next to nothing by needy corn growers in other districts. And, secondly, he has, practically speaking, few expenses. His labour bill does not exceed 6*s*. per acre on the grass land, and reduced prices do not impair the productive powers of his grazings. It must not be forgotten that the great and increasing reduction in the numbers of our home-bred sheep and cattle, coupled with the stoppage of store cattle importation from Canada, is calculated to aggravate the evil of which graziers now loudly complain—dear purchases; and that the causes of cheap sales and fluctuating trade—foreign importations under various heads—are not abating. If graziers continue to buy their lean stock according to the custom now prevalent, it is highly probable that there may be worse times in store for them, but there is no reason why this custom should not, to a certain extent, give place to a system of breeding and rearing at home preparatory to feeding. It is admittedly difficult to turn the farmer from the trodden path, still one cannot but feel that the advantages likely to accrue from such a change as I have suggested, if they have not already presented themselves to Midland graziers, certainly should have done so. I should describe the position of the grass farmer as at present in a transitory stage. His losses have been small in comparison with those of corn growers, and the future does not portend to him any such dilemma as that which meets the gaze of the arable farmer.

The consequences of the depression on farmers of turnip and barley soil.

116. From what I saw and heard in this district, it would appear that those who hold turnip and barley soil, with a fair proportion of useful grass, have escaped tolerably well. Wherever breeding has been pursued, the acreage under the plough reduced, and wheat supplanted by oats and barley, the losses sustained have not been overwhelming. Undoubtedly there have been losses, and taking the past 14 years farming has not been conducted to profit, but I believe that this is traceable to a very large extent to the unwillingness to give up suddenly the old rotation or introduce anything savouring of listless agriculture, and not to any serious obstacles in the way of farming to some profit on an altered system. Invariably I found that where such branches of farming, as horse-breeding and dairying had been introduced, good results had followed. Dairy husbandry has been affected by falling prices (*see* table, para. 159) but those who prosecute it, unhesitatingly pronounced it to be the best branch of their industry, and this applies to dairying on all classes of soil.

Observations in support of self-supporting agriculture.

117. On farms where breeding, whether of sheep or cattle or both, has been a prominent feature, agriculture has assumed that self-supporting nature which rids it of the speculative elements acknowledged to be dangerous and damaging.

Now, there are throughout Bedford and Northampton, and Huntingdon, many farms where by laying the heaviest fields to grass and lengthening the rotation upon the mixed and more friable soil, this self-supporting character has been imparted to agriculture. I am inclined to believe that the losses of the farmers so circumstanced have been allayed, and that given some improvement in prices, and help in such other ways as will yet be mentioned, they may continue to occupy their land with fair prospects of success in the future. One cannot but see that the change above referred to, has been in many instances too long delayed, and it is perfectly well known that there are hundreds of farmers who, by reason of loss or from want of capital, are precluded from making stock-breeding or stock-farming the principal part of their business, are compelled *nolens volens* to continue in the course which has proved so disastrous since 1879. The large portion of these farmers must either collapse (unless an immediate change comes over the face of our corn markets), or they must retire to smaller occupations. But I am distinctly of opinion that there is a substantial remnant on the mixed soils of these three counties, whose losses have not inflicted deadly wounds.

Losses on very light land.

118A. The area of very light agricultural land is limited in this large district. Wherever it did occur I found that heavy losses had been sustained. These sandy soils are peculiarly liable to suffer from extremes of weather. In a wet season the fertilising matters are washed out, and in a dry year the crops are scorched. The normal yield of corn on this description of holding is low, and the cost of keeping the arable land clean is high. We have only to repeat that labour is as dear as ever and produce cheaper, to arrive at the conclusion that farming on hungry season-land has been a most unprofitable business. It so happens that on two farms which I visited and walked over both light and heavy land occurred. Under such conditions the shortcomings of both soils may be made to fit into and assist one another. On one farm of this description that I visited, the sandy land was set apart for the growth of roots

and forage crops for a large and splendid flock of sheep and in this way I think it represented a special value—an accommodation value. But on another farm the area of poor sand was so large as to render the occupation valueless, and here very serious losses had been sustained.

118B. The whole gist of the evidence received in Bedford, Huntingdon, and Northampton was to the effect that those farming the two extremes, very light and very heavy, had suffered most. The ordeal through which the farmers of strong clay have passed ever since 1879 almost beggars description. The cloud of ruined witnesses who might be discovered living on charity or eking out a miserable "existence," victims of corn-growing on the three and four-horse clays of Bedford and Huntingdon, is sad to contemplate. In the town of Northampton alone I was informed there were "probably "40 old farmers eking out a miserable existence; all ruined by farming on strong clay "or cleaned out by the rot of 1879."

The two extremes have suffered most.

119. There is no reason to suppose that capital invested in agriculture has in any of these counties yielded a larger percentage on capital in holdings under 200 acres, than it has in occupations of 400 acres and upwards. One hears of men who have raised themselves "from the ranks," to the position of small farmers, and who, assisted by family labour, have not only held their own but improved their position. But I have it from the lips of such an one, that if he had been compelled to pay his sons and daughters, and charge against the farm the wages to which his wife and self were entitled, he could not have stood. Several cases were related to me of small farmers with family labour who did fairly well so long as the young men and women were content to receive board, lodging, clothing and a little pocket money as their remuneration, but collapsed in a few years after the departure of the family and the introduction of ordinary paid labourers. "I work, and my wife works, and my son aged 39 "works on the farm. We also employ a strong boy. If we were to put a labourer's "wage against me and my son, and a woman's wage against my wife, we could not "stand. We simply live like labourers and slave from morning till night." These words were taken down during an interview with a small farmer pointed out to me as one of the hardest-working men in Northampton. Moreover he said further, "Too "small a holding is no good. Anything under 50 acres a man is better without. I "know of some small men in this village who are giving up their farms, not able to "make it answer." He went on to say "Small men are always inclined to take land "with insufficient capital, and they cannot stand against a bad year. The small "men who are compelled to go on ploughing are suffering more than the large farmers "who have laid down their land to grass."

Small farms have succeeded no better than large ones.

The following remarkable testimony comes from a small farmer described to me as one who "works as hard as any two men and eats no more than one." His farm measures 61 acres. He became tenant 42 years ago with a capital of 400*l.* Twelve years ago "I had saved about 700*l.* and now not a penny of it remains." His opinion was that "small farmers always work at a disadvantage. Nothing less than 100 acres will do, "and a man should have 10*l.* an acre capital to have a chance." A farmer of 193 acres summed up his evidence by saying, "This was known as the best farm in the "parish because of its splendid wheat-growing quality. Now it is not worth a rent." I may add that it is in wretched condition at present.

In the entire absence of balance sheets from farms under 150 acres and the strange disregard to anything like books or even notes of sales and purchases that such farmers exhibit, I feel no small difficulty in summarising the evidence received upon the relative success of large and small holdings. I think, however, there is much to be learned by one entrusted with such duties as devolved upon me, from careful observation of the general appearance of the land, the stock and the equipment of the farm, and although one is liable to be grossly deceived by outside appearances and the consequences of seasons and weather, I do not hesitate to submit to the Commissioners for what they are worth, a few observations resulting from my inspections of farms, large and small, and the evidence received from place to place.

There are large holdings badly managed and understocked, and there are holdings under 150 acres, well managed and fully stocked, but taking these three counties as a whole, and keeping away from suburban areas, the large holdings show far fewer signs of depression than the small ones.

Not only is the stock on small farms inferior in quality, but a great deal does not belong to the tenant, being in fact agisted. A dealer told me that he had hundreds

of beasts both summered and wintered on small farms. There certainly is more demand for farms under 200 acres than over 400, and rents are *cæteris paribus* from 2*s*. to 4*s*. per acre higher, but my opinion is that the increased rent is but a small matter in comparison with other manifest drawbacks against small farms as I saw them. The waste caused by numerous headlands and fences round small fields is in itself a matter not to be overlooked, but the great and crowning want that revealed itself to me was the apparent scarcity of capital. I believe the same mistake which is said to have been very common in the counties with which I am at present dealing has been committed by small holders all through England. The tendency has too frequently been to take more land than can be properly handled without external aid, and since the day when Mr. Druce reported to the Duke of Richmond's Commission, no land has been able to pay two rents, one to the landlord and another to the money-lender. I do not think prosperity depends much upon the size of farm. Failures have occurred among all classes. A man who shows himself to be thoroughly master of his craft in 100 acres of highly rented land, will in all probability hold his own in 200 acres, and the very first way in which his sound judgment will exhibit itself will be in not taking more land than he can do justice to. A bad or medium farm is dearer to some men at no rent than a good one would be at 30*s*. per acre, and still people do at times hire land which has ruined others and they seem to live on it well enough. I found all my most experienced witnesses agreed in this matter—there is very little importance to be attached to the size of farm, but a very great deal to the common sense and energy of the farmer. Among the "little" men I heard of some who would "scratch a living on the face of a rock," and I met several "big" men who are tolerably certain to be in the market if any plunder is going.

The position of the agricultural labourer.

120. Coming so shortly after the inquiry conducted on behalf of the Royal Commission on Labour, I did not make special investigation into the affairs of the agricultural labourers, but they sometimes went out of their way to see me, and in this way I learned something of their employment and prospects.

Throughout the cold clay districts there is a very great scarcity of employment and less continuous service than formerly. Were it not for the presence of allotments, and the time which the labourers spend upon them, there would be for them many an idle day and week.

In a village to the north-west of Northampton, it was stated that even during last summer there were 12 or 14 men earning only occasional wages.

The population of four purely agricultural parishes in Huntingdon has fallen as follows:—

Parish.	1871.	1881.	1891.	Reduction.
Sawtry	1,318	1,262	1,162	12 per cent.
Woolley	89	89	59	33·7 "
Barkham	104	64	57	45 "
Alconbury	809	689	654	19·1 "

These parishes were taken, not as having specially suffered, but because they happened to be near Alconbury, where I obtained the information.

I was informed by a party of labourers with whom I conversed near Holme, in the Huntingdon Fens, that at Yaxley there were 60 men out of employment. This figure was reduced to "about 40," by a farmer close to Yaxley, but he observed, "I shall dispense with two men next week."

The party of labourers to whom I have just alluded expressed themselves as fearful of the future: "We can't see how the labouring man is to get a living in these times. "If prices don't improve the land must go out of cultivation, and the labourer must "starve. We can see that things are getting worse every day, and we are dreadfully "afraid of the future."

When viewing some tumbled down land in the north of Bedford, a labouring man informed me that he had three grown-up sons out of employment. He well remembered the time when everybody was busy and the land all in regular cultivation, and he expressed his disapproval of Free Trade in most unmistakeable terms.

But those labourers who have regular and constant employment are reaping the full benefit of cheap food and good wages, and I have cause to know that among them it is too often believed that the farmer is himself largely to blame for his depressed

condition, first, because he pays too much rent, and secondly, because he does not employ enough labour.

In the Luton district, and South Bedfordshire in general, the prosperity of the agricultural labourer has been seriously interrupted by the decay of the straw-plait industry. It is not long ago since the earnings of the labourer's wife from straw-plaiting were as much if not more than those of the labourer himself. Now this opportunity has gone, for Canton plait has ruined the Luton industry, and "it is dead."

121. The difficulty of dealing with the labourer formed a subject of very frequent complaint all over these three counties. A farmer, himself risen from the ranks, considered "the labour question a very serious one; it is hard to tell what it may come to." The union of hearts, so conducive to the welfare of employer and employed, seems to be regrettably absent in many quarters. The labour question growing serious.

122. From the statements made by witnesses, I was led to believe that agricultural depression had produced a great deterioration in the quality of cultivation. In districts where the soil is fairly easy to work, the general tone of agriculture was not stated to have degraded, save in cases of farmers whose capital had disappeared, and in moving to and fro such cases are easily detected. I must say that on the whole I was greatly pleased with the very excellent manner in which the mixed soils were managed. The fallow land was clean, the root crops carefully hoed, the corn thoroughly weeded, the grass land top dressed, chain harrowed, and well rolled. But the moment I came to poor clay farms, deterioration and bad cultivation were distinctly noticeable. A great many fields are just at the stage which is best described as "going out of arable cultivation." Many fallows are neglected and have been permitted to lie unploughed; they have, in consequence, become matted together with twitch and other weeds. It is not unlikely that many fields in this plight may have been drilled with wheat or winter beans since I left the district, but the crops grown under such unfavourable conditions cannot possibly succeed, and I was assured by my guides that the state of the stubble after the removal of the next corn crop would seal the fate of the land and render tumbling down to grass a matter of certainty. Great deterioration in cultivation on cold clays. Not so on mixed soils.

123. A large land agent in Northants was good enough to show me over some farms which will serve as good examples of land drifting out of arable cultivation bit by bit. Arable land drifting out of cultivation

Notes taken on July 15th.

"A farm of 390 acres. Clay soil. Tenant a stranger to the district. Has been "farming to leave for several years. Last year he sold his entire crop, hay, corn, and "straw. Had a very few sheep on the grass, but kept no winter cattle.

"1st field.—A bare fallow. Wretchedly foul.

"2nd ,, Barley after crops. Very poor crop.

"3rd ,, About half oats. Miserable. Part hay. Rest, no crop, but a solid "mass of twitch and watergrass. To bring this field into respectable condition would "cost at least 5*l.* per acre. If attempted in a wet season would ruin the field "completely.

"This man takes grass keeping elsewhere, and cuts his home grass for sale. The "beans are miserable and filthy. Two fields of tumble-down grass are solid beds of "twitch and watergrass. The old pastures as bare as boards. The fences neglected "and full of gaps. The good arable land on the far side of the farm is in much the "same state.

"Another farm taken from a tenant who had been failing for several years. He "left 500*l.* in arrears, being two years' rent. A new man offered to take the place if "he got it rent free for three years. Offer refused. Found a tenant at 10*s.* per acre, "no rent for one year. Old rent was 20*s.* per acre. The new tenant had several "fields drained for him free of charge. The house and buildings were also put in "thorough repair for him. He has tried his best to improve the farm by steam "cultivation and labour. The crops are very poor—not half crops. One large fallow "field is going wild—a mass of twitch all growing together. The aftermaths are "smothered with weeds of all varieties and colours. Unless this man gets a succession "of very dry years he cannot possibly bring things round, and under the most favour-"able conditions it will cost him three or four years' rent.

"An adjoining farm, 314 acres. Taken Michaelmas 1893. Rent, 7*s.* 6*d.* per acre for "one year, 10*s.* afterwards. On this farm the land laid down, with the exception of "two bad fields, looks not so ill.

"The next farm to this. Part cold clay, laid down of late years. The pasture is "practically worthless, except as a wide run for young cattle and horses. Four large "fields contiguous to one another are covered with bromes and Yorkshire fog. "Another sown with the strong-growing natural grasses from seed supplied by the "landlord is decidedly better. The arable land is of better quality and in better "order."

The above is a crude but true description of the way the cold wet heavy clays of these three counties are going, and as I have already stated in my introductory remarks, this class of soil occupies a very large area.

Private capital expended by tenant farmers.

124. Returning to the better soils, one cannot help feeling that many farmers are expending money on their land that they can ill afford to part with. The landlord is the last person and the land the last thing an honest farmer will see deprived of their dues. The old pride and spirit of rivalry have not quite died out, but from circumstances over which the farmer has no control, it is fast becoming apparent that only those things which are absolutely necessary must be done. This was told me by many a man who, rather than see his headlands untidy or his fences overgrown, had spent private capital in keeping up an appearance of prosperity and good husbandry.

Stock have rather improved in quality, but decreased in numbers.

125. With reference to stock it was generally thought that although sheep had decreased in numbers (*see* App. A. I.) they had improved in quality. Cattle, on the contrary, were on the whole stated to have deteriorated. This was partly attributed to the increase of dairy farming and the breeding of animals predisposed to milk rather than to flesh. For the grazing lands the cattle are chiefly bought and not bred. Herefords, Welsh Runts, Irish beasts, and Shorthorns from other parts of England form the bulk of the grass beasts, and these it was thought had not sensibly fallen off in quality. It is well to observe that I met three noted breeders of Shorthorns in my rounds, and they all testified to the great falling off in local demand for highly bred bulls. The same remark was made by a breeder of rams, but he thought some explanation could be found in the smaller number of breeding flocks now to be met with on farms at all liable to flood and fluke.

X.—System of Farming, and the Changes which have been introduced.*

Rotations of crops practised on strong clays.

126. It would appear from the number of rotations stated to be practised by the farmers in these counties that almost every parish has its own system. The fact is that few farmers now confine themselves to any set rotation. From the strongest clay localities the following information was received:—

1. Barley or oats.	1. Barley or wheat.	1. Fallow.	1. Fallow.
2. Beans or clover.	2. Beans or clover.	2. Wheat.	2. Barley or oats.
3. Wheat.	3. Wheat.	3. Beans.	3. Beans or clover.
4. Half seeds, half beans.	4. Beans.	4. Oats.	4. Wheat.
	5. Wheat.		
	6. Fallow.		

1. Barley.	4. Beans or seeds.
2. Fallow.	5. Wheat.
3. Barley or wheat.	

Alterations of late years.

127. The real truth appears to be that although a four or five course is the basis of operations, the crops are made to follow one another very much according to what farmers consider their prospects of success. When the land remains free from weeds two consecutive white crops are taken, and they are followed by a fallow either short or long. On farms suitable to the growth of barley, that crop takes the place of wheat to a large extent. Some farmers take peas or beans after barley, thereby lengthening the interval between the red clover crops. Others again grow vetches and make bastard fallows in place of following the long fallow system. On some farms the fallows lie "dead" till April or May, whereas the custom elsewhere is to break up the stubbles in autumn and lay the land up for the winter in ridge and furrow. Many farmers have three or four different rotations in operation on the same holding. "Convenience" is now the controller of the rotations of the heavy clay farmer. In his struggle to pay rent and live himself, he chops and changes about in all manner of ways. The only positive

* For extracts from reports filled up by farmers on the subject of Changes of Farming, *see* Appendix A. VII. The eight farms represented are well distributed over the three counties.

statements that could be made is that the land must not be allowed to become foul, and whenever it shows signs of over foulness it must be fallowed. The weather has much to do with the class of crop sown. If favourable, mangel, swedes, or white turnips may occupy a portion of the fallow, or winter vetches may be planted in autumn, or winter beans may take the place of spring beans.

128. In the arable district to the north-east of Northampton town the following rotations were given to me:— Rotations in Northants.

Strong land.—1. Fallow; 2. Wheat or barley; 3. Seeds, beans, or peas; 4. Wheat.
Gravel land.—1. Roots; 2. Barley; 3. Barley; 4. Seeds; 5. Wheat.

Here some farmers have substituted winter vetches, followed by a short summer fallow, for the old long fallow. The change was thus explained by an excellent farmer in Wellingboro' district: "We cannot afford bare fallows, but now I make bastard "fallows during the months of June, July, August, and September, and I believe I "make better fallows in this way. Tares are one of our best crops."

Wherever the soil is suited to the growth of turnips, the Norfolk four course, frequently prolonged by a second white crop, is practised.

129. In Potton district, a distinct rotation is pursued, somewhat after this fashion:— 1. Potatoes; 2. Wheat or rye; 3. Potatoes; 4. Turnips or kohl rabi. Greens are sometimes grown between the drills of potatoes. By a farmer near Sandy, I was told "we have no set rotation." Rotations in Potton and Sandy.

130. Now that farmers are beating about to discover some way of conducting their business to a profit, many changes of system have been made. *Facile princeps*, we have the laying of land down to grass either temporarily or permanently. This is to be seen on all sides, but notably on the stronger class of soils. By reference to the statistical table, Appendix A. 1, it will be seen that since 1880 the area under wheat has decreased by close to 50,000 acres; barley, over 21,000; beans and peas, over 16,000. Bare fallows also have been reduced by 18,244 acres. On the other hand, oats occupy 16,000 acres more than in 1880, and permanent pastures have extended by 85,924 acres. Probably this latter item is open, if not to contradiction, certainly to explanation. The increase in clover or rotation grasses is stated to be only 1,365 acres, or 1·8 per cent. I know there is considerable difficulty in determining between temporary and permanent pastures, and I am aware that farmers in making their returns do not always distinguish between the two. Departures from the old systems.

I am led to believe that the 85,924 acres under the heading permanent pastures is far too large, and the 1,365 under temporary pastures far too small.

The real truth is that certain fields are allowed to lie for periods extending from two to eight years, and then ploughed up. Ask a farmer how long he means to let a field lie, and he cannot tell any more than that he will not break it so long as wheat is cheap and the grass remains any good. If it fails, he will plough it up.

The following notes will serve as an explanation of the intentions of farmers in this connexion:—

131. A manager of land in hand stated that during the past five to ten years, land once in six farms had been taken up. It is all stiff clay. The old tenants practically failed, and the places could not be let. Of twelve hundred acres once excellent wheat and bean soil, nine hundred and twenty acres have been sown down. Till within the two last years, 280 acres have been worked on the four-course shift. Now the area under cultivation is being further reduced. Fields which are not "proving well" in grass are taken up in order to renew the seeds. The labour bill would, in the days of arable farming, be about 2,400*l.* a year; now it ranges from 900*l.* to 1,000*l.*, and must still be reduced. "Under the old system we did not make any rent; "now we can charge 15*s.* an acre, clear of tithe, rates, and taxes. The system may not "do much good, but certainly we won't lose heavily. Whenever wheat rises to a "respectable price, say 40*s.* per quarter, I shall break up again." Recent treatment of stiff clay as described by a witness.

132. I believe I made myself thoroughly acquainted with the views and intentions of farmers in this matter of land laid down to grass. So long as wheat and beans continue at their present low values, the escape from the expenses of cultivation will be continued. Within the next few years a steady decrease in labour-employing farming may be anticipated, but I do not think it will everywhere take the form of *permanent* grass, unless some way of hastening the formation of an old sod be discovered. Those farmers who have the required means, and can afford to employ labour will break up failing pastures, and replace them by laying down other fields; those who have lost their capital will not again willingly embark on tillage. But once let wheat regain its A steady decrease in labour employing farming may be anticipated.

former value, let it even rise to 40*s*. per quarter, and show signs of remaining there or thereabouts, and the land will come back into arable cultivation on all sides.

Further evidence in favour of temporary pastures.

133. The very next farm I called at after leaving the land in hand above alluded to, produced the following evidence: "We now work on the temporary grass system. "It lies well for four years. Even the fourth year's seeds will easily carry two ewes "and their lambs per acre from May to November. I am strongly of opinion that "with the use of silage and temporary pastures, this (very strong clay) could be "made a breeding district."

Inclination towards sainfoin.

134. Sainfoin layers are by no means so common as I should have expected to find. Probably this is due to the absence of chalk in the soil. There is, nevertheless, a growing disposition to try sainfoin or any similar crop which supplies stock food without the cost of cultivation, and the results which have followed its introduction on a farm of heavy clay in the Gidding district prove that where chalk stones are mingled with the strongest clay, sainfoin will give great returns for at least three years.

Charges among potato growers and market gardeners.

135. Among light land farmers in the Ampthill district of Bedford, blue peas have, to a certain extent, been substituted for seeds, while in the potato circle by Biggleswade, Sandy, and Potton, considerable alterations have been made in the varieties planted. The new sorts include the "White Hebron," "Myatt's Prolific," the "Duke of Albany," "Mona's Pride;" and of second earlies, "Sutton's Abundance," "Reading Giant." "Main Crop Kidney," "Bruce," and "Imperator" form the bulk of the late varieties. "Magnum Bonum" appears to have dropped out of cultivation.

Among market gardeners, cucumber farming has been greatly reduced owing to competition in the glass gardening districts near London; but early potatoes, onions, Brussel sprouts, runners, and savoys are still largely grown. The silver-skinned onion retains its place as a special feature of Biggleswade gardening.

Decrease in sheep-breeding but increase in dairy farming

136. Statistics (*see* Appendix A. 1) show that sheep-breeding has decreased within the past 14 years. Dairy farming, on the contrary, has increased, and this is largely due to the immigration of Devonshire farmers.

Experiment in continuous corn growing on strong clay.

137. In the cold clay locality in North Hunts, I was introduced to quite a new departure, and it is one which to describe may prove of interest to the Commissioners. On two farms in the owner's hands, continuous corn growing has been pursued for the last few years, somewhat after the manner of Mr. Prout, of Sawbridgeworth, except in so far that the crops are not sold "on foot."

The mode of cultivation is as follows:—For spring corn the stubbles are cultivated twice immediately after harvest. For autumn corn, the land is ploughed without cultivating. The work is all done with steam.

The manures used are superphosphates, bone-meal, sulph. ammonia, and nitrate of soda, the cost of the dressings varying from 1*l*. 5*s*. to 2*l*. 5*s*. per acre, cost of application included.

The crops grown are winter oats, spring oats, red wheat, rivetts, and barley.

The crops for 1893 averaged—

Wheat	3 qrs.
Barley	$4\frac{1}{4}$ qrs.
Oats	$4\frac{3}{4}$ qrs.

This year the whole of the crops looked remarkably well, and the land was as clean as any garden. A large proportion of the straw and hay is sold, but the long cartage to a railway station is much against this portion of the scheme. If the price of wheat and heavy land barley had been fair, this farm, under the present system of management, and with average seasons, could hardly have failed to leave a good profit; but I am cognisant of the fact that under present conditions it barely pays its way, and steps will be taken to lay away several fields to sainfoin and temporary grass.

Poultry farming not on the increase.

138. Poultry are kept on almost every farm in this large district. The system of management, doubtless, leaves much to be desired, but the revenue from the sale of chickens and eggs, as will be seen by the balance sheets in Appendix C., is not unworthy of notice. A farmer, descanting on the question, said that they were entirely at the mercy of grocers when dealing with them. "When we sell butter and eggs to them, we have to take what they please to give us, but when we buy tea and sugar from them we have to give what they demand from us." I also found that from most farmhouses there were weekly sales of butter. Few farmers' wives go in for crocking butter, nor have I any reason to believe there has been any great increase in this direction.

139. Numerous attempts have been made to introduce and extend market gardening and fruit growing, but they have totally failed. Even at Colne, once the noted centre of a great fruit industry, severe depression is now felt. Failures with fruit growing.

An old inhabitant of Colne stated to me that "unless the soil is suitable there " is now a heavy loss connected with fruit farming. The fruit land at Colne cost " about 100*l.* per acre about 30 years ago. It cost 20*l.* more to plant it. 4*l.* an " acre would now be considered a high rent. I would be glad to get it for mine. " The venture has not been a commercial success." He further said, " If I had land " I would rather see it growing grass than allow it to be planted with fruit trees."

140. I find in the evidence of a large land agent, himself a practical farmer, an item of evidence which entirely agrees with the opinion I formed from my conversation with the tenants of these counties. Talking about changes in the system of farming, he said " I observe a decided inclination to drop the old corn-growing system, and take to " a new one, but want of capital prevents many. Farmers about here are not grass " farmers, and I altogether approve of demonstrative farms to illustrate and instruct " farmers in the management of grass land, and the laying down of certain classes " of soil." Causes militating against successful adaptation of an entirely new system.

It is shortness of capital more than any other cause that prevents many of the tenants of Bedford, Huntingdon, and Northampton from immensely curtailing the acreage under losing crops. But there can be little doubt that the establishment for the benefit of the public of a few such farms as that which I went over, and briefly referred to in Chapter VII., para. 80, would be attended with most useful results, by enabling those who can still afford to take up stock farming, as breeders, rearers, and feeders, but whose former experience has not brought them a sufficient acquaintance with grasses and the management of two, three, and four years' old seeds, to see for themselves, and discuss among themselves, the best mode of conducting an altered style of farming.

The verdict of the arable farmers of these counties cannot be misconstrued. A large proportion of the land can no longer be cultivated to a profit, and *whatever be the consequences to the labourer, the manure merchant, the blacksmith, the carpenter, the engineer, or the kingdom at large, it must go to grass.*

XI.—Immigrant Farmers.

141. Within the past 12 or 14 years a considerable extent of land has been taken by farmers from the south-western counties of England, and a few (not many) Scotchmen. Native farmers appeared to think that the strangers have done no better than they themselves, while some went so far as to say they had " made a complete mess of it." A large proportion of the Devonshire in-comers are dairymen, and do not till to any great extent. Wherever this has been the system strangers appear to be doing as well as their neighbours, but no evidence was forthcoming to justify me in concluding that they had done one whit better than Bedford or Northampton men working on the same lines. Devonshire men and Scotchmen.

As frequently happens with persons who go from home to look for fortunes, some of these strangers took more land than they had capital for. I heard of one part of Northampton where one Kent and several Devon men had settled: " Most of them " came apparently with the intention of taking all they could out of the landlord. " None of them have done any good. They don't know how to manage this strong " land."

Touching Scotch farmers, a large land agent said, " Scotchmen have come down " and taken much bad land. Till quite lately they seemed to make it answer. They " are determined, hard-headed, and deserving men, and work alongside of their " labourers."

142. Now, I had the advantage of hearing from Scotch lips their experience, and I give it to the Commissioners. " I came here 10 years ago. On my arrival here, I took " up the Bedford system, and I have kept to it. Any of us that have been successful " will say the same. One person has tried the Scotch system, and he has been the " least successful. His two horses abreast have not succeeded. I know seven " Scotchmen down here. We all feel the times, but we are holding our own. I keep " some cows. Dairying is the best thing to do. and if my grass land did not lie so far " off I would go in largely for cows. I do not encourage Scotchmen to come here. " Not that I don't think they would do well enough here, but because I don't want " the responsibility. I have never heard any Scotchman express regret that he came A Scotchman's experience.

"to this district. I had a lot to do to this farm at first, improving it, otherwise I "could have saved money. Then the bad years set in, when there has been nothing "on the right side. I can't say I have lost. I have got through, and I rather "congratulate myself.

"If we could only see behind the scenes, things are far worse than they are supposed "to be. On many farms almost no rents are paid, and the dealers have got their "hands in."

Unsuccessful settlers.

143. The agent on a large estate said, "I have only one stranger tenant. He came "from the north of England, and I wish he were back again. He came here three "years ago with plenty of stock. He didn't understand the land, and has made a "complete mess of it."

A small farmer, who made money in Essex before the depression, came to Northampton and took a clay farm. He has lost well-nigh everything.

A flight of Devon men to Northants took place in 1874; of seven only one remains till this day.

XII.—Division or Enlargement of Farms.

Not much division of farms. Landlords would prefer amalgamation.

144. In a district of over a million acres, not a rood of which could be called "rough mountain," some alteration in the size of farms must necessarily from time to time take place, but considering that many of the landlords of Bedford, Huntingdon, and Northampton are men of abundant means, and their agents wide awake to their best interests in all matters of estate management, it is rather strange that there have not been more changes. I was much struck with the evidence of some agents on this question. The classes of farmer held in highest estimation are, first, substantial men who have plenty of money, plenty of stock, and who pay their rents with regularity and as little grumbling and few requests as possible; and secondly, the hardworking fellows who begin at the foot of the ladder and steadily work upwards. I know it for a fact that agents, in their anxiety to secure good tenants for vacant farms, frequently urge large and reliable tenants to hire them; but within the past three or four years there does not appear to have been the same craving for more land as used to be the case. Again, the second class of desirable tenant is extremely difficult to find. In Huntingdon I was told of "two brothers, once ordinary labourers "at 9*s.* per week, who took small farms and worked up through all the bad times. "They can hardly read or write. They have recently taken two farms of 300 acres "each. Their land is fully stocked, and their accounts are right at the bank. They "can command 5,000*l.* between them. They work a good deal harder, and live very "little better, than labourers. In addition, they do a little pig-dealing. They farm "after the old fashion, but do it with a very fine margin." Men such as these are steadily widening their boundaries, but they are indeed few and far between.

Reduction of acreage would be advantageous but cannot at present be carried out on a large scale.

145. On the other hand there are hundreds of cases where, with benefit to the present occupiers, their acreage might be reduced. I am indebted to Lord de Ramsey for some most useful information upon this point. If an arrangement could be made by which farmers who have lost portion of their working capital could slide into smaller holdings, it would be an excellent thing. But it was represented to me that under any conditions such a wholesale alteration of areas could not be suddenly carried out; while under the present system of borrowing money for estate improvements, it is absurd to talk of it.

Lord de Ramsey, and with him other large owners of land, would readily curtail the present size of farms and increase the number of small holdings, were it possible to borrow money at 3 or 3½ per cent. Numerous examples of the good results which would follow from division of large farms were quoted to me. One in particular I select as typical of the state of affairs in this district.

A farm of 600 acres near a large and increasing town. A portion of the soil is strong arable clay, the rest good grass. No suitable tenant can be found for the lot, but if cut up into three lots there would be no difficulty in letting it. What is it that prevents division in this case? Simply, I was informed, that money obtained from the Land Improvements office was charged with 6½ per cent. interest for 25 years, and that land at its present letting value could not bear any such charge.

The cost of building houses and steadings in modern style is well set forth by the evidence of a Bedford gentleman thus:—

A farm of 112 acres is let for 56*l.* per annum. The buildings are very bad, but the tenant is an excellent farmer, and the landlord, "rather than lose a satisfactory

tenant, must sacrifice himself." The tenant pressed for new buildings, and finally said he could not go on without them. Plans and estimates for these have been received, and one just under 800*l.* has been accepted. Six and a half per cent on 800*l.* means 52*l.* against a gross rental of 56*l.*

In reply to my questions, the landlord said that if this tenant left, he would either be compelled to take the place in hand and lose a lot of money farming it, or take some tenant who in all probability would ruin the farm and in a few years leave it a wilderness of weeds.

The objections from the landowners' side to division when new buildings are necessary, were very clearly exemplified by Mr. Eve, of Bedford, from whose experience I drew much useful information. A farm of 370 acres near a thriving town was let to a tenant who collapsed not long ago. There is only one homestead. If cut up into three an increased rental of 2*s.* 6*d.* or 3*s.* per acre would be got. But at the lowest estimate an outlay of 1,600*l.* on new and suitable buildings would be required, and the extra 2*s.* 6*d.* per acre would not nearly pay the interest on this sum. Moreover, what would become of the portion of the present buildings no longer required after sub-division?

146. Let but some new system of obtaining cheaper money for agricultural works be started, and I am led to believe that a great impetus will be given not only to the cutting up of large holdings, but to the erection of buildings, the covering of yards, the draining of land, and I think also the planting of inferior soil.

Cheaper money required for agricultural improvements.

XIII.—Permanent Improvements effected by Landlords.

147. I have only to refer to Appendices B. I., B. II., B. VIII., and paragraphs 98 to 102 of this Report to show that enormous sums have been spent on permanent improvements by landlords. It was stated, and I have every reason to believe with truth, that on an estate, once the property of the Duke of Bedford's family, but sold within the past few years, the money expended upon improvements was greater than the price which the estate realised on sale.

Enormous expenditure on improvements by landlords.

When a property is well drained and supplied with suitable and substantial buildings, there necessarily follows a contraction of landlord's outlay, and this has taken place on many of the large estates in the three counties, but renewals, additions, and repairs are constantly being called for, and the greater part of the expenditure under the title of "works" might safely be attributed either to tear and wear on premises, extra requirements of new tenants, or re-draining and fencing where such are seen to be needful.

148. No person with any knowledge of estate management could spend three months in Bedford, Northampton, and Huntingdon without perceiving how much better the buildings are on large estates than on small ones. I would not ask the Commissioners to believe that even on the best equipped estates the same class of farm buildings as may be seen on some North of England or South of Scotland properties will be found; but considering that rents have fallen far more here than there, it is quite apparent that the landlords' expenditure since 1880 has been proportionately heavier in the south.

Superiority of building on large estates.

The amount of draining that has been done altogether free of interest to the tenant perfectly astonishes one.

149. On small estates where the landlord's income is chiefly derived from agricultural rents, there has been a decrease in expenditure of late years. And still on going over the accounts of small properties I was again and again enabled to see that efforts had been made to maintain buildings and drain land to the last possible penny. The expenditure can hardly have been willingly made, for it has become a case of the candle burning at both ends, but small landlords I found will submit to almost anything rather than lose a tenant or farm their own land. I visited a 2,000 acre estate, of which the greater part is heavy clay, and in talking over this matter of landlord's expenditure the case of a farm of 150 acres was mentioned. The rent in 1870 was 36*s.* 3*d.* per acre. The tenant died, and the farm, after being in hand for a few years, was let in 1880 for 20*s.* per acre. Remissions of rent were made to meet the times. In 1888 the tenant left, having lost heavily—"he was a hardheaded, hardworking, steady man." The place was let at the same rent to a man who farmed it out. He left last year. It is now let to an outside tenant at 15*s.* per acre. During the last 14 years 500*l.* has been spent on buildings and cottages for this farm. I give this example as one out of

Small owner have done their best.

many which were quoted to me, as describing the way in which the landlords' candle has been burning at both ends.

It is certain that many small owners are now so impoverished that improvements cannot any longer be accomplished, and I think it is chiefly to estates in this unfortunate position that unscrupulous tenants resort. The demands of good farmers in the matter of buildings and drainage cannot be complied with, and the helplessness of landlords so situated is taken advantage of by men whose sole aim and object is to pass a year or two in taking out all that may be got by reckless cropping, and then bolting.

XIV.—Causes of Depression.

The main causes of the depression.

150. The present depression of agriculture is everywhere attributed to low prices, and these low prices are believed to be due to foreign competition, aided, abetted, and encouraged by Free Trade. Increased production abroad, the opening up of new countries, and improved means of transit, these it is said, when added to the fact of Great Britain admitting all imports free, have ruined the English farmer. By such as understood or had studied the currency question, great importance was attached to the unequal relations which exist between us as upholding a gold standard and others who use silver as the basis of values.

Fall in the nett revenue of agricultural land.

151. In my Report upon Essex, pages 54, 55, and 66, I demonstrated by tables of comparison how greatly the affairs of a farmer have been affected by the reduced value of agricultural produce, and how much more profitable a labour-saving system of management had proved. In the belief that the extent to which the revenue of arable farmers has been reduced cannot be too well set forth, I designed a few tables of comparison for different classes of holdings in these three counties, and these I now propose to refer to.

The results of a landowner's farming for two periods, before and during the depression.

152. As will be seen from the following table, the results of an owner farming 629 acres in Northampton from 1853 to 1872 were the payment of an annual rent amounting to 32*s.* 9½*d.* per acre, the payment of 4 per cent. on working capital, and over and above a profit of 4*s.* 10*d.* per acre. But the same land, after charging a reduced rent of 19*s.* 7½*d.* per acre, and interest at a lower rate, lost at the rate of 18*s.* 4½*d.* per acre for the seven years, Michaelmas 1886 to 1893. The total amount realised per annum per acre as rent, interest, and profit, 1853 to 1872, was 2*l.* 3*s.* 11¾*d.* From 1886 to 1893, rent and interest (there being no profit), 8*s.* 10¼*d.* If we deduct 7*s.* 7¼*d.* (the interest per acre, charging $3\frac{7}{10}$ on 6,710*l.*), it appears that from 1886 to 1893 the land paid 1*s.* 3*d.* per acre rent, and left nothing for tenant's profit.

A Table showing the Expenses and Results of Farming in Northampton before 1872 and after 1886. Particulars supplied by an Owner and Occupier.

Number of Acres Farmed.—1853–1864, 611 acres; 1864–1872, 666 acres; Average for 19 years, 629 acres. 1886–1893, 666 acres.

Item of Comparison.	1853 to 1872.			1886 to 1893.		
	Amount for 19 years.	Per Annum.	Per Acre per Annum.	Amount for 7 years.	Per Annum.	Per Acre per Annum.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Rent paid - -	19,600 0 0	1,031 11 7	1 12 9½	4,575 0 0	653 11 5	0 19 7½
Labour, including bailiff.	20,197 7 4	1,063 0 4½	1 13 9½	6,505 11 7½	929 7 4½	1 7 10¾
Rates, taxes, and tithes.	3,045 0 4	160 5 3¼	0 5 1	1,045 5 6	149 6 6	0 4 5¾
Corn sold - -	32,050 8 3	1,686 17 3¼	2 13 7½	4,962 10 8	708 18 8	1 1 3½
Interest on 5,000*l.* capital.	3,800 0 0	200 0 0	0 6 4¼	1,776 2 8*	253 14 8	0 7 7¼
Profit - -	2,881 10 6¾	151 13 2¼	0 4 9¾	—	—	—
Loss - - -	—	—	—	4,319 3 6	617 0 6	0 18 8¼

* Capital increased to 6,710*l.*, but the rate of interest charged has fallen from 4 per cent. to $3\frac{7}{10}$ per cent.

Realisation.

1853 to 1872. (19 years.)	£	s.	d.	1886 to 1893. (7 years.)	£	s.	d.
Rent paid - - -	19,600	0	0	Rent paid - - -	4,575	0	0
Interest on capital, 4 per cent. -	3,800	0	0	Interest on capital, $3\frac{7}{10}$ per cent.	1,776	2	8
Profit from farming - -	2,881	10	$6\frac{3}{4}$		6,351	2	8
				Deduct loss from farming -	4,319	3	6
Rent, interest, and profit for 19 years.	26,281	10	$6\frac{3}{4}$	Rent and interest for 7 years -	2,031	19	2
				" " per annum -	290	5	7
Rent, interest, and profit for per annum.	1,383	4	9	" " per acre per annum.	0	8	$10\frac{1}{4}$
Rent, interest, and profit per acre per annum.	2	3	$11\frac{3}{4}$				
Farming Profit per acre, after paying rent (32*s.* $9\frac{1}{2}$*d.* per acre).	0	11	$2\frac{1}{4}$	Loss per acre on farming after charging rent (19*s.* $7\frac{1}{2}$*d.* per acre).	0	10	$9\frac{1}{4}$
Farming Profit per acre after paying rent and interest (4 per cent. on 5,000*l.*).	0	4	10	Loss per acre on farming after charging rent and interest ($3\frac{7}{10}$ per cent. on 6,710*l.*).	0	18	$4\frac{1}{2}$

153. The next piece of evidence is, I venture to think, very important, as describing in full detail the reduced value of the produce sold by a farmer of arable land and at the same time the decrease in the cost of production on what is sold. In preparing this table, what were recognised as fair average yields of corn crops and the usual output of cattle and sheep, on a really well-managed typical Northampton farm, were charged with the prices current in 1877 and 1893. The prices were as a matter of fact those obtained during the two years, so that the comparison is above suspicion or doubt. The items under "Cost of production" were based upon the actual requirements of the farm, requirements which vary but little from year to year. It is well to observe, however, that whereas a reduction in labourers' wages of 20*l.* 16*s.* is allowed in Table C., the amount paid for labour on the farm has absolutely increased within the last seven years; in 1887 it was 470*l.* 17*s.* 6*d.*; in 1893, 478*l.* 11*s.* 11*d.*

A comparison of farming in 1877 and 1893 on a farm in Northants.

	£	s.	d.
The teaching of this group of tables is, that in spite of a reduction in farming expenses of - - -	270	6	0
and a reduction of rent - - - - -	325	0	0
	£595	6	0

there is still a difference or loss of 177*l.* 19*s.*, or 10*s.* $11\frac{3}{4}$*d.* per acre, for 1893 in contrast to 1877.

Tables showing the Difference in Receipts and Expenses on a Farm of 324 Acres for a Season of Average Production, with Prices as Current in 1877 and 1893. Northants.

Contents of Farm.

		Acres.		
Arable,	Heavy clay - -	110	224 or 69·13 per cent. arable.	
	Strong medium - -	100		
	Turnip and barley land -	14		
Pasture,	Good sound - -	30	96 " 29·62 " grass.	
	Good store - -	34		
	Poor - - -	32		
Houses and Buildings, &c. -		4	4 " 1·23 "	
	Total - - -	324	" 99·98	

Table A.—Crop.

Variety.	Acres.	Total Yield.	1877. Price per Qr.	1877. Value of Crop.	1893. Price per Qr.	1893. Value of Crop.	Decrease in Value.
		Qrs.	s. d.	£ s. d.	s. d.	£ s. d.	£ s. d.
Wheat	80	320	51 0	816 0 0	24 0	384 0 0	432 0 0
Barley	25	125	36 0	225 0 0	30 0	187 10 0	37 10 0
Beans	25	100	38 0	190 0 0	32 0	160 0 0	30 0 0
Oats	14	80	28 0	112 0 0	24 0	96 0 0	16 0 0
Peas	7	25	36 0	45 0 0	32 0	40 0 0	5 0 0
		151	—	1,388 0 0	—	867 0 0	520 10 0

Table B.—Stock.

Description.	No.	Weight per Head.	1877. Price per Head.	1877. Value.	1893. Price per Head.	1893. Value.	Decrease in Value.
			£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Fat sheep	70	10 st.	2 15 0	192 10 0	2 10 0	175 0 0	17 10 0
Ewes	25	12 st.	2 14 0	67 10 0	2 2 0	52 10 0	15 0 0
Lambs	20	—	2 0 0	40 0 0	1 10 0	30 0 0	10 0 0
Wool	60	Tods	1 15 0	105 0 0	1 3 3	69 15 0	35 5 0
Fat beasts	20	80 st.	21 0 0	420 0 0	17 0 0	340 0 0	80 0 0
Cows	10	—	19 0 0	190 0 0	14 0 0	140 0 0	50 0 0
Horses, pigs, dairy, poultry, eggs.	—	—	—	300 0 0	—	255 0 0	45 0 0
	—	—	—	1,315 0 0	—	1,062 5 0	252 15 0

Table C.—Expenses.

Reduction.	Item.	Limit of Reduction.	Rate of Reduction.	Reduction per Annum.
				£ s. d.
On	Rates and taxes	—	—	40 0 0
,,	Labourers' wages	8 men	1*s.* per week	20 16 0
,,	Artificial manures	Little used.	say	12 0 0
,,	Cakes, linseed	15 tons	30*s.* per ton	22 10 0
,,	,, cotton	13 ,,	,, ,,	19 10 0
,,	Maize	40 qrs.	9*s.* per qr.	18 0 0
,,	Grinding barley	8 ,,	7*s.* 6*d.* per qr.	3 0 0
,,	Stock	30 store beasts	3*l.* per head	90 0 0
,,	Implements miscellaneous	—	say	15 0 0
,,	Seed, wheat	23 qrs.	28*s.* per qr.	32 4 0
,,	,, barley	9 ,,	10*s.* ,,	4 10 0
,,	,, oats	9 ,,	4*s.* ,,	1 16 0
,,	,, beans	10 ,,	4*s.* ,,	2 0 0
				281 6 0
	From which deduct—		£ s. d.	
	Rise in cost of tares—4 qrs. seed at 1*l.*		4 0 0	
	,, ,, pigs—20 at 7*s.*		7 0 0	
				11 0 0
	Total reduction, exclusive of rent			270 6 0

SUMMARY OF COMPARISON, 1877 and 1893.

	£	s.	d.	
DECREASE IN VALUE OF CORN - -	520	10	0	or 37·5 per cent.
„ „ STOCK - - -	252	15	0	„ 19·2 „
„ „ CORN AND STOCK -	773	5	0	„ 28·6 „
„ COST OF PRODUCTION (RENT EXCLUDED*) SEE TABLE C. - - -	270	6	0	
BALANCE, REDUCED VALUE OF PRODUCE FOR 1893	502	19	0	

154. It is sometimes said that those who have never let their land deteriorate, who have kept plenty of stock and done well by it, who have had ample capital and used it discreetly, have fared better through the depression than others in whose hands the productive powers of the soil have suffered on account of careless farming or insufficient labour. Here I produce a statement of what transpired on a farm in Bedfordshire, mentioned to me as being managed in the very best style, yet without anything approaching to extravagance. The owner is the occupier, and he himself told me he had large private means, and was therefore in a position to buy on the most favourable terms, and hold his corn, wool, and stock when it appeared best to do so. On receiving the statement to which your attention is about to be called, I was struck with the high prices of corn in the 1882 accounts, and wrote for further particulars. In reply, a list of the actual sales of wheat was given, and, with reference to barley it was stated that 449½ quarters were sold at 44*s.* to a certain maltster whose name and address were appended.

Farming receipts on a farm in owner's hands, 1882 and 1892.

The reduction in value of produce sold amounts, in this instance, to the large sum of 1,917*l.* 11*s.* on 551 acres, or 3*l.* 9*s.* 7*d.* per acre. This is a drop of just 50 per cent. If rent, labour, and all other branches of farming expenditure had been proportionately reduced, the position of this gentleman would have remained the same, but, as has already been explained, labour has not become cheaper, and other branches of expenditure have not fallen to the same extent as prices of produce.

Of course, if the sales for 1893 had been given, the difference would have been even more striking.

VALUE of CROPS and FARM PRODUCE sold off a FARM of 551 acres in Bedford. 1882 *v.* 1892.

Quantity.	Description.	Rate.	Value.	Quantity.	Description.	Rate.	Value.
1882.†		£ s. d.	£ s. d.	1892.‡		£ s. d.	£ s. d.
452 qrs. -	Wheat - -	2 12 0	1,175 4 0	301 qrs. -	Wheat - -	1 8 0	421 8 0
449½ qrs. -	Barley - -	2 4 0	988 18 0	498 qrs. -	Barley -	1 6 0	647 8 0
40 tons -	Hay - -	5 0 0	200 0 0	None to sell -	Hay -	—	—
150 loads -	Straw -	2 0 6	303 15 0	100 loads -	Straw -	1 0 6	102 10 0
50 qrs. - -	Oats - -	1 7 0	67 10 0	60 qrs. -	Oats - -	0 18 0	54 0 0
20 - -	Fat Bullocks -	30 5 0	605 0 0	20 - -	Fat Bullocks -	20 2 6	402 10 0
200 - -	Tegs - -	2 10 6	505 0 0	200 - -	Tegs - -	1 10 0	300 0 0
			3,845 7 0				1,927 16 0

Reduction in value of produce sold 1,917*l.* 11*s.*
„ „ „ amounts to 3*l.* 9*s.* 7*d.* per acre.
„ „ „ during ten years, 50 per cent.

Note.—The wheat sales for 1882 were as follows:—

To Mr. H. Bedford, July 8th - -	130 qrs.	@ 52*s.*
„ „ „ 11th - -	80	„ 54*s.* 3*d.*
„ „ „ 22nd - -	10	„ 54*s.*
„ „ Aug. 5th - -	175	„ 51*s.*
To Mr. G. T., July 11th - - -	15	„ 53*s.*
„ „ 24th - -	160	„ 54*s.*
„ „ „ - - -	20	„ 53*s.*
	590 qrs.	

Of this 138 qrs. were old wheat and consequently do not come under the head of the year's produce.

* In 1877 the rent of this farm was 584*l.* 4*s.*; in 1893 the rent of the farm was 259*l.* 4*s.*

† In 1882, 490 acres were arable and 61 acres grass. ‡ In 1892, 399 acres were arable and 152 acres grass.

Depression caused during the first period by bad seasons but during the second period by low prices

155. Although there is little room to doubt that the depression as it exists to-day and has existed for the last six or seven years is almost entirely due to the low prices of corn and meat, we must bear in mind that in its earlier stages, viz., between 1876 and 1882, bad seasons were largely to blame. The seeds of failure planted in many a case during the wet and cold year 1879 have been bearing fruit almost until now. My note books, however, contain the evidence of many corn-growing farmers whose career in agriculture does not date back so far as 1879, consequently their losses cannot be laid down to the disastrous consequences of that year. I think it would be a fair description of the two periods of the same depression to say that up to 1884 the main causes were bad seasons and falling prices, intensified by loss of capital and deterioration in the mechanical condition and productive powers of the soil; but that since 1884 the seasons, with the exception of 1893 and to a lesser degree 1892, have been average and the whole blame must be put upon low prices—prices which for corn have become phenomenal in their misery. As a proof of the accuracy of this, I would refer to Appendix A. VI. There, will be found two tables showing the quantities of wheat and barley grown (1) on a farm of good mixed soil in Bedford and (2) a strong clay holding in Huntingdon, and the value received from the sales thereof. That from Huntingdon is, I regret to say incomplete, but what there is of it shows that the average yield of red wheat, rivetts, and barley, even for 1892 and 1893, both described as bad seasons, far exceeded the average from 1877 to 1881. The average yield on the Bedford farm, 1880 to 1893, is really very fair and certainly cannot form any sufficient ground for complaint, but the column "value of crop per acre" shows a serious falling off.

Replies to my question "How is it "that farming still "continues "to be unprofitable."

156. In reply to my question "could you, by a statement in figures, explain how, in "spite of reductions of rent and tithe, feeding stuffs, &c., &c., farming still continues "an unprofitable occupation," I have some good practical written answers.

From Hunts; "there is very little grazing land of feeding quality in the county of "Hunts, and very little turnip land naturally adapted for the production of meat; "this being so, it follows that the greater bulk of the land must be devoted to "growing corn. Corn is being grown at a loss, therefore farming is unprofitable. "The landlord is suffering from a great fall in income from rents, charges necessary to "be met for loans or improvements which now bring no return, loss through deterioration of land in consequence of inability of tenants by reason of loss of capital to "keep up fertility, outlay on drainage and buildings which make no return, loss on "farming land in hand.

Huntingdon.

"The tenant suffers because the cost of production far exceeds the value of "produce.

"I have for the last 14 years made for the Boards of Trade and Agriculture "estimates of the yield of various crops on about 100,000 acres in this district, and "from these returns I have taken the average estimated yield of wheat, barley, and "oats in 10 parishes of Hunts for the four years ending 1893. This I have multiplied "by the 'Gazette' averages for those four years, the result being as follows:—

	Bushels.	Imperial average for four years.	£	s.	d.
" Average estimated produce, Wheat,	$24\frac{3}{4}$ ×	$29s.\ 10\frac{1}{2}d.$	4	2	5
" Do. do. Barley,	$26\frac{1}{2}$ ×	$27s.\ 4\frac{1}{2}d.$	4	10	8
" Do. do. Oats,	$38\frac{1}{4}$ ×	$19s.\ 3\frac{1}{4}d.$	4	12	1
" Average money value per acre for 4 years			4	8	5
" On the four-course shift, which is a necessity on this description of "soil, it costs to produce every acre of white corn			6	0	0
" Loss on every acre of white corn for the last four years			1	11	7

"This I have no doubt is rather under than over the actual loss."

Bedford.

A report from Bedford says "I have an old book going back to 1873, showing the "averages of corn taken at Michaelmas.

	Acres.	1873.			£
" Assume	400 arable.	Wheat, 100 acres	400 quarters	@ 63s.	1,260
" ,,	100 grass.	Barley, 100 ,,	400 ,,	@ 44s.	880
		Beans, 50 ,,	200 ,,	@ 40s.	400
" Total	500				2,540

		£
	Brought forward - -	2,540
" From the same average book I take—		
1893.	£	
" Wheat, 400 quarters @ 26*s.* - - - - -	520	
" Barley, 400 „ @ 26*s.* - - - - - -	520	
" Beans, 200 „ @ 32*s.* - - - -	320	
		1,360
" Deficiency -		1,189
	£	
" Reductions: Rent, 500 acres @ 12*s.* - - - -	300	
" „ Tithe, 500 „ @ 9*d.* - - - - -	18	
" „ Manures - - - - - -	15	
" „ Feeding stuffs - - - - - -	60	
	393	
" Less increased price of labour - - - -	150	
		243
		937

" Equals nearly 2*l.* per acre, which is equivalent to rent, tithe and rates of 20 years ago.
" Assume stock to be of same value as then."

Although I have many clear and distinct statements in figures in reply to question 8 of my printed form of report, I only submit one more, viz., that bearing the signature of Mr. J. F. Beddall, who farms in a very strong locality, and I am afraid in the midst of much acute agricultural distress. Mr. Beddall's statement.

" STATEMENT showing the DIFFERENCE in the VALUE of the CORN CROPS grown on 262 acres ARABLE LAND, part of a BEDFORDSHIRE HEAVY LAND FARM 'under constant cropping' calculated on the average prices current 1870 to 1879 and those of 1893.

" Crop on 262 acres.	1870 to 1879.	£	s.	d.
100 acres Wheat.	100 Wheat, 4 quarters per acre, 400 quarters @ 51*s.* 4*d.* - - - -	1,026	13	4
30 „ Beans and Peas.	30 Beans and Peas, 3 quarters, per acre 90 quarters @ 40*s.* - - - - - -	180	0	0
25 „ Barley.	25 Barley, 4 quarters per acre, 100 quarters @ 38*s.* 1*d.* - - - -	190	8	4
20 „ Oats.	20 Oats, 6 quarters per acre, 120 quarters @ 25*s.* 2½*d.* - - - - -	155	2	0
20 „ Fallow.				
25 „ Clover.				
25 „ Roots.				
10 „ Tares.				
7 „ Sundries.		1,552	3	8
262	1893. £ s. d.			
	Wheat, 400 quarters @ 26*s.* 4*d.* 526 13 4			
	Beans and Peas, 90 quarters @ 30*s.* - - - - 135 0 0			
	Barley, 100 quarters @ 25*s.* 7*d.* 127 18 4			
	Oats, 120 quarters @ 18*s.* 9*d.* - 112 10 0	902	1	8
	Deficiency - - -	650	2	0

" It would be difficult to show that the deficiency has been met more than half " way by any reduction of rent, tithe, or feeding stuffs. My experience of agriculture " since 1879 has been one of loss and disaster all round. The cause has undoubtedly " been the low range of prices for wheat and other products, accentuated by several " of the worst seasons on record. It has shown itself in the neighbourhood, by the " ruin of the farmer, the yeoman, and the landlord, and loss to the mortgagees."

157. With respect to grazing farmers or those who have a very small extent of land in arable cultivation, the deteriorating effects of the wet period and 1879 in particular must have been long felt; and from evidence received it would appear that prices have not been so entirely to blame on grass farms as on arable. The following statement from Northants will show in what manner and to what extent the grazier has been wounded from both barrels. Causes of depression on grass land.

"We have only had two good grazing years since 1880, one in 1882 and one in "1888. Grass, even when plentiful, has been poor in quality, beasts not making "the weight they should. The cheapness and quickness of ocean transit, together "with the discovery of the freezing process, have quite revolutionised the meat trade; "added to that the opening of great tracts of corn-growing land in North-west "America, causing the great fall in the price of corn.

"I am paying more for labour than ever I paid before.

	£	s.	d.
"Fall in the price of my clip, 25 tods wool - - -	25	0	0
Do. 150 qrs. corn - - -	75	0	0
Do. 50 beasts - - -	100	0	0
Do. 100 sheep - - -	37	10	0
	237	10	0
"Reduction of rent - - - (£ 65 0 0)			
"Feeding stuffs - - - (£ 25 0 0)			
	90	0	0
"Deficiency on 170 acres - -	147	10	0

Causes of depression on stock and dairy farms.

158. Those engaged in dairy farming thus explain how they have been affected by depression:—

1. "Wool is fully 1*l.* per tod lower. A clip, say, of 400 fleeces would mean 100 tods, "*i.e.* 100*l.* less to take. Milk is down in price. When I started in the London "trade I made about fourpence per barn gallon (17 pints), and sometimes more, than "can be got now. Meat is down in very much the same proportion, whilst the cost "of production has not decreased to any appreciable extent."

2. "I keep a dairy, 40 to 50 cows, and send to London. I used to make butter, "but over-production cut us out. Shopkeepers say that in summer they would "rather have margarine, it being firmer. Dairy farmers are in a most dangerous "position as regards the price of milk. They are cutting us down in every way, and "getting milk from the continent and even from Scotland."

Fall in the value of milk.

159. A dairy, corn-growing, and stock-feeding farmer in Bedford read out from his milk book the prices received from 1881 to 1894; they were as follows:—

Price of Milk per Barn Gallon.

Particulars obtained from a Bedford Farm.

Abbreviations: S. = Summer. W. = Winter.

Year.	Season.	Price per Barn Gallon. s. d.	Average for Year. s. d.	Year.	Season.	Price per Barn Gallon. s. d.	Average for Year. s. d.
1881	Summer	1 6	1 8	1888	S.	1 3	1 5½
"	Winter	1 10		"	W.	1 8	
1882	S.	1 6	1 8	1889	S.	1 3	1 5½
"	W.	1 10		"	W.	1 8	
1883	S.	1 6	1 8	1890	S.	1 3	1 5½
"	W.	1 10		"	W.	1 8	
1884	S.	1 6	1 8	1891	S.	1 3	1 5½
"	W.	1 10		"	W.	1 8	
1885	S.	1 6	1 8	1892	S.	1 3	1 6
"	W.	1 10		"	W.	1 9	
1886	S.	1 4	1 6½	1893	S.	1 3	1 7½
"	W.	1 9		"	W.	2 0	
1887	S.	1 3	1 5½	1894	S.	1 3	—
"	W.	1 8					

	s.	d.
Average of seven years, 1881 to 1887 - - -	1	7$\frac{3}{7}$
" six " 1888 to 1893 - - -	1	5$\frac{11}{12}$
Fall in value of barn gallon almost - -	0	1½

If the table showing prices of milk in Essex (*see* Essex Report, page 64) had been carried out to include 1893, I think the fall in value per barn gallon would be seen to be identical with that noted above.

160A. I have already mentioned the injury inflicted by severe June frosts, and a chapter has been devoted to the consequences of the drought of 1893. There are, however, two more points worthy of attention as being distinctly contributory causes seriously diminishing the productive powers of the soil. When subsoil draining first came into vogue, the fashion obtained of almost disregarding the nature of the soil and subsoil, and many thousands of acres of stiff impervious clay were drained far too deep. Nor was this all. When laying off the drains, the existence of ridge and furrow was totally ignored, and the run of the minor drains was regulated solely by the natural slope of the land (regardless of the lie of the furrows), and the angle at which it was decided to enter the main drain. All over the strongest localities of these three counties examples of strong clay drained by theoretic rules, rather than subject to practical experience and common sense, were pointed out to me, and the number of witnesses who agreed that a gigantic mistake had been therein made, a mistake which had defeated altogether in many cases, or greatly impaired in others, the object of the outlay, proved the large extent affected by the mistake. That many drainage works have become inoperative from this cause cannot be doubted, and it requires very little argument to show that strong clay soil saturated with superfluous water must have been more a curse than a blessing during the last 19 years. The mistake has been corrected by re-drainage on many large estates, but on some smaller and poorer properties the consequences of improperly constructed drains are distinctly seen and felt to this day. During the good times, much was done by tenant farmers themselves to make and keep naturally wet land dry. With some tenants it was a regular habit to drain so much every year, and for this class of work there used to be labourers whose main branch of business between September and May was draining. Since the depression set in, draining by the farmers has almost ceased.

Contributory causes. Badly executed drainage.

160B. A very large proportion of the low-lying land is liable to flood. Along the sides of the Ouse and Nene this is especially true. These floods are not confined to what are known as wet seasons. On the contrary some have taken place in rather dry years, and were caused by a few wet days, a short break in the weather about hay-time. In the St. Ives district very great damage has been caused by floods, and the question of preservation of the river banks, and periodical dredging of the river bed, was brought very prominently under my notice when collecting evidence in Fenstanton parish. It is said that this flooding could easily be prevented were there any proper system of inspection. About 12 years ago an Act of Parliament was passed giving power to five Commissioners to levy taxes on adjacent lands in order to embank the river and keep it in subjection and free from obstructions. On account of the impoverished condition of the farmers the tax has not been collected. The position here closely resembles that which I described in my report on the Isle of Axholme, and the same remedy has been suggested by the inhabitants of both districts. Government, they say, should take into their own hands all matters affecting the preservation of river banks and the levying and collecting of all taxes connected therewith.

Land flooding.

The nature of the River Ouse, and the formation of its banks and bed, requires that it should be regularly cleaned, scoured, and embanked all along its course. The most careful attention to these points on the part of owners and tenants of ten miles of adjacent lands may be rendered useless by neglect on the part of one parish seawards. Now this describes the position of the five Commissioners of St. Ives and Fenstanton. "They feel that unless they can compel others above and below to do their part, their "labour would be thrown away."

On either side of the Ouse, all along its winding course from Harrold by Bedford, St. Neots, Huntingdon, St. Ives to the point where it enters Cambridgeshire (and this cannot be far short of 50 miles) we find valuable grass and meadow land, the bulwark of many a struggling arable farmer. Such a valuable property deserves the best protection that can be given to it, and in asking Government to take into its own hands duties that formerly were vested in local commissioners, I believe my witnesses acknowledged that in times such as we are passing through, supervision should in the interest of the public at large rest in the hands of a department untouched and uninfluenced by the consequences of depression and not likely to be turned from their purposes by sympathy with the persons at whose expense the required work must be performed.

161. In no part of this large district was agricultural depression or low prices attributed to any falling off in the quality of produce. It is hardly natural to expect

No appreciable deterioration in the

quality of agricultural produce.

farmers to own to any deterioration in the quality of the stock they breed, meat they sell, or corn they grow, so I preferred to gather information upon this point from auctioneers, dealers, butchers, and corn merchants. By them it was stated that although the impecunious farmer, pressed at times for ready money, occasionally seeks the market with badly finished beasts, there had been no perceptible falling off in the quality of beef and mutton. Indeed I was led to believe that early maturity was more sought after now than formerly.

As regards the quality of corn: that is governed more by the character of the season than the behaviour of the farmer. Barley, for example, is more likely to thresh out heavy in colour off land in a very high condition which has borne a bulky crop, than off land not over rich. Furthermore, let the crop be ever so free from lodging, the colour of the sample depends more upon the weather during the last stages of its growth and harvest time than upon the management of the land from seed time to the appearance of the ear. So far as I could gather harvest work is as well conducted now as ever it was. One thing, however, was prominently brought before me, viz.: that it mattered not what might be the character of our seasons, home-grown barley and wheat were almost at a discount in the English markets of to-day if at all out of condition or weatherbeaten. The enormous supplies of wheat and barley constantly coming in from foreign countries, with their bright sunny climates, have rendered the home supply a thing of small importance. Brewers and maltsters nowadays care very little whether they use foreign or home grown stuff, and they will not touch anything that has been damaged by exposure to unfavourable weather.

XV.—Subjects of Complaint and Remedies suggested.

The chief causes of complaint, and a popular remedy, viz., protection.

162. The chief subjects of complaint in this district, and in some parts of it the *only* subjects of complaint, are low prices, foreign competition, and Free Trade; and by certainly three-fourths of the witnesses I examined the remedy named was *protection*. The feeling is too strong to be passed over. It was repeatedly stated that although there were very many matters in which agriculture was unfairly treated, many ways in which land was unduly burdened, all these sank into utter insignificance when compared with the dire consequences which unrestricted and unfair Free Trade has brought upon the agricultural industry of the United Kingdom. "Give the land of England "fair play and it can pay reasonable burdens and fair rents, and give as much "employment as it did 20 years ago."

Serious position of agriculture in this district.

163. Perhaps I may add a few observations of my own as the outcome of what I saw and heard during the time spent in this district. There is one thing absolutely certain. Serious loss, if not ruin, threatens everybody whose capital is represented by or invested in land. I much doubt* whether half of the arable farmers of Bedford, Huntingdon, and Northampton could pay 20*s*. in the pound. Were I to accept the evidence given to me without qualification, I would be compelled to report that over a large portion of the district farming had assumed all the features of a bankrupt industry. For several years the cultivation of the fields has been conducted at a heavy loss, and at the prices lately current for beef and mutton, they have not been produced to a profit. There are gentlemen located in this part of England who bring to bear on farming everything necessary for its successful prosecution—unusual intelligence, long experience, extreme caution, sound judgment. They farm land of excellent quality, they have a suitable proportion of sound useful old pasture, their farm buildings are commodious, convenient, and in good repair. They possess abundant capital and frequently have private means which they do not hesitate to apply to their farming business. They have cut down their household expenses to the finest margin. In fact they have done everything that could be thought of to make ends meet, and in spite of all they have failed to make farming pay its own way. One of those gentlemen stated in evidence that, counting the cost of supporting his family in a simple way, he has lost 5,000*l*. within the past ten years in farming. Another whose name is well known in England had suffered so severely he "preferred not to look back"; when asked to look forward he could only see ruin staring the farming class in the face.

Reviewing the transactions of my 11 weeks' stay in this district I can assure the Commissioners that the dread anticipations which overwhelm the mind in Essex were seldom far distant when going about the corn-growing parts of Beds, Hunts, and Northants. At anything like the present price of corn, the returns from agriculture cannot support three classes,—landlord, tenant, and labourer. At present

* This statement was made by witnesses over and over again.

prices of produce, if labour has to be paid at present rates, there is nothing left for rent and tenant's profit. It is only in cases where a farmer has some other branch of business, or has got rid of hired labour and is content to take what nature is pleased to give in the shape of grass, that anything worthy of the name of a living can be got from strong land. There are any number of farms still well managed and producing as much as can be secured by liberal farming, where for years there has been a steady loss on each year's transactions. How is this possible, you ask? Simply because private capital and the savings of the good times are being burned up in this unquenched fire. "A relation of mine has lost 20,000*l.* on 1,000 acres during the last "14 years. The only upper class farmers who have survived are those who like myself "are independent of their farms." Statements like this I know to be true.

Brought face to face with facts as I was—facts supported and proved by bank books, accounts, private letters, nay, everything that I pleased to ask in support of statements—it is my plain duty (and I do not shrink from it) to advise the Commissioners that if prices do not at once make a very great improvement the country may be prepared to see thousands of acres of good corn-growing land thrown into grass and thousands of farm labourers cast into poverty and idleness.

Land cannot be cultivated to profit at present prices.

164. "With good wheat at 20*s.* per quarter, barley at 23*s.* 8*d.*, and oats at 13*s.* 3*d.*; "with beef at 6*d.* per lb., mutton at 7*d.* and wool at 10*d.*, how can the land support "three classes?" These were the questions so frequently put to me by my perplexed witnesses. My own experience tells me that under the old system of farming, a system which in times past provided a comfortable livelihood for a large proportion of our rural population, and which could not be carried out without their assistance and presence, it is absurd to talk of rent and farming profit at present prices. Somebody must drop out, or some steps must be taken to raise prices. If nothing be done to raise prices the land must go to grass, and the labourers must seek work elsewhere. I speak nothing but the opinion of Bedford, Huntingdon, and Northampton when I say that although the consequences of this long-continued depression, clinched as they have been by the drought of 1893 and the disastrous prices of 1894, must tell severely on the rent rolls and complete the ruination of scores of tenants, it is upon the employment of labour the deepest impression will presently be made.

The labourer must soon suffer privations.

165. The lessons of past years have been gradually bringing farmers to see the necessity for cutting down the labour bill and reducing all expenses to the lowest. Soon very soon the country may prepare to see the labouring element left to fend for themselves.

Corn-growing, a failure on allotments.

166. I have only to describe the condition of some allotments to prove to you that corn-growing has failed as completely in the hands of the small cultivator as the large. Although there are many specimens in this district of well-managed labourers' allotments, there are also many plots given up in disgust. So long as the labourers grow "for the pot," *i.e.*, consume in the shape of flour, meal, or vegetables the crops they grow, the system has been a pronounced success and an undeniable benefit, but whenever we find the case of a labourer trying to pay his rent and live by the sale of his produce alone, it has ended in disappointment and failure. "If," said his bailiff to Mr. Eve, of Bedford, "the labourer has a load of wheat in the barn and a bit of bacon "in the kitchen he won't starve *so long as he gets employment in the winter.*" This is excellent reasoning, but suppose he gets no employment in the winter, will the load of wheat and bit of bacon feed, clothe, pay rent, pay the doctor's bill, pay the grocer and the candlemaker? And as sure as it is that the world revolves, so surely will the corn-growing land in the district to which Mr. Eve's bailiff's statement referred, go out of arable cultivation and down to inferior pasture after the similitude of much of Essex, North Bedford, and Huntingdon, unless some very great change comes over prices. The allotments at Woburn are, to quote the Duke of Bedford's courteous and able agent, Mr. Hall, "splendidly worked," but were his Grace to discontinue giving employment what would be the use of the allotments? If it is desired to keep the labourers in the country, or bring the poorer classes from the towns to the country, there must be employment on the land at fair wages. No such conditions need be looked for unless agriculture (in Bedford, Huntingdon, and Northampton at least) is put on some very different footing to that on which it now stands.

The chief arguments among anti-protectionists.

167. Several suggestions were made to me with reference to raising prices artificially, and these I propose to deal with one by one. Before doing so, it is right to observe that of the minority who did not openly advocate Protection in some shape or form, a great many expressed themselves as at a loss to know what was to come of farming

if prices did not greatly alter, but regarded Protection as being out of the question, on account of the opposition to it amongst the labouring and artizan classes. It is sometimes argued that an import duty on foreign produce would not necessarily cause a corresponding rise in the value of home-grown stuff. So far as I could judge from the language and written evidence of witnesses, this doubtful side of the Protection policy had not been deeply studied even by anti-protectionist farmers. Their main argument was, "we won't get it, so what's the good of talking about it."

Suggestions in support of protection.

168. Upon Protection the following suggestions were made:—

(*a*.) "Admit wheat (unmanufactured) duty free, but tax all other cereals and "all manufactured articles such as flour. We would then grow more oats and "barley. The labourer would get his cheap loaf and his employment as of yore. "The farmer would get the offal from flour mills at a reasonable price, and could "cultivate and till the land to a profit."

Everywhere the high price of bran, middlings, &c., formed the subject of serious complaint. It does seem strange that the refuse of the flour mill should be as costly to the farmer as the flour itself. It is urged that the adoption of suggestion (*a*.) would certainly give a fresh impetus to our milling trade, and that in its turn would bring down the price of wheat offals to a sensible figure.

(*b*.) "Protection was undoubtedly an advantage to the occupiers as well as the "owners of land, and in return for the privilege of Protection they had to bear "extra burdens. Farmers would welcome real Free Trade if it could be "obtained, but it cannot be just that America, for instance, should be allowed "to send her produce free of duty; but at the same time, if a British subject "were to send potatoes which might be grown profitably here and would employ "much labour, he would have to pay a heavy duty. Some three or four years "ago a Scotchman sent a cargo of potatoes to America, as they were only worth "3*l*. per ton here. The declared value in America was 6*l*. per ton, half of which "(3*l*. per ton) he had to pay as duty, leaving him minus freight and expenses. "There should be either real Free Trade or Protection, but there seems to be "no prospect of either. Perhaps when agricultural labourers find that they can "neither get employment nor find a market for the produce of their increased "allotments, and the masses feel the weight of foreign competition in manu-"factured goods, they will begin to inquire whether our legislators are wiser "than those of any other country in the world."

(*c*.) An advocate of a duty on all agricultural stuffs save manufactured wheat, says: "Let the first charge upon the money thus obtained from the foreigner "form a small pension for all honest working men when they reach a certain age. "Three parts of the workhouses might then be sold or pulled down, thus effecting "a mighty saving through extinct officialism."

(*d*.) An extensive farmer, who prospered in the good times, and wishes he had given up farming 20 years ago, writes: "Protection is the only plan by which "the hundreds of thousands of acres of land which have gone out of cultivation "can again be re-cultivated. As a sliding scale is objected to by many, a fixed "duty (more particularly on wheat and wheat flour) to be applied to local "taxation and old age pensions, would, without enhancing the price of bread to "any great extent, restore agriculture to its old status."

(*e*.) A gentleman, opposed to any large system of Protection, recommends—

"An import duty on foreign barley used for malting, and thus tax a luxury "(beer) for the benefit and encouragement of bread—a necessity. By this "means the great wage-earning classes would be contributing to the "maintenance of the State. At present, beyond the small duty on tea, if "they are non-smokers and abstainers, they contribute virtually nothing."

I was reminded by a gentleman, whose years already number 24 above the span allotted to mankind, but whose recollection of sixty years ago was very clear and distinct, that "in this country we put a duty on everything that we can't produce, "and therefore don't want protected, but admit free everything we can grow, and "give employment in growing."

Feeling in favour of bimetallism.

169. With regard to *bimetallism*, the few who understood the subject suggested that the experiment of altering our currency should be tried for a year or two. Farmers, although they may not be able to penetrate the mazes of this intricate and many-sided question, attach great importance to the simple fact that an English sovereign in Argentina now represents fully twice the value that it did before the fall in the value of silver; and they are distinctly of opinion that if England were to pay in silver

instead of gold, a quarter of Argentina wheat worth 26 silver shillings in Mark Lane would be worth 26 silver shillings or their equivalent in Argentine money or paper in Buenos Ayres, and no more. As to the rights or wrongs of the argument I have not a word to say myself, I merely reproduce what are the feelings and opinions of those with whom I came in contact. I found that the very fact of some of our leading politicians and financiers upholding and recommending bimetallism had great influence with the rank and file of agriculturists, and they think that a change which might be of immense value to our home production, and could not in any way damage the interests of any producers in the United Kingdom, should be fairly tried and tested.

General Relations between Landlord and Tenant.

Sympathy between landlord and tenant.

170. Between the landowner and tenant farmer of this extensive district there is one bond at least—the bond of affliction. Both have suffered severely. The owner, in that his rents have gone down from 30 to 40 per cent. and his property immensely fallen in value, while the calls for his help and demands upon his purse are more numerous and heavy than ever; the tenant, in that his reserve capital has been lost, his working capital depreciated, and his occupation rendered unprofitable. After what I saw and heard during May, June, and July 1894, I do not think that even this tribulation has riven asunder the bond.

I find in the evidence of witnesses many expressions of sympathy with the landlord and recognitions of his endeavours to help and relieve the tenant. I do not wish it to be understood that there are no such things as tenants at enmity with their landlord or estates where relations are strained. On the contrary I know that on some estates there are many complaints of harsh usage and unfair treatment. But taking the three counties of Bedford, Huntingdon, and Northampton, I must say the general relations are very excellent, and this remark must be distinctly applied to large and wealthy estates.

The peculiar relationship between the two parties.

171. Consider for a moment the main points of the present relationship between landlord and tenant, and I think we shall arrive at the conclusion that farming must be a branch of business uncontrolled and unaffected by ordinary rules, but conducted in an atmosphere of faith, credulity, and chance which separates it and distinguishes it from all other trades, businesses, and professions.

Confidence under yearly agreements in times past.

172. Under a lease the tenant has security of tenure for a term of years, be it long or short, but at no time were leases general in this district. Under cover of a yearly agreement, the tenant farmer of these three counties has for generations gone on cultivating the property of another, tilling it, cleaning it, manuring it, frequently draining and improving it; there he has lived and acted just as if no power upon earth could separate him and the fields he occupied. Let it not be thought that the farmers of Bedford, Huntingdon, and Northampton, or I who epitomise their evidence and opinions, have the least desire to ridicule the value of "faith, perfect faith" between landlord and tenant, or to dispute the fact that an "honourable understanding" in times past kept the tenant from year to year, safe and secure in his occupation. To the infinite honour and credit of both parties, I bear willing witness to the long and happy associations stated to have been formed, carried on, and to be still continuing under yearly contracts—yes, frequently under no contract at all. And I go further, fully persuaded that in doing so I shall be a true recorder of what was said and is felt. I have not the least doubt that save for the presence of this very agricultural depression, the feeling of security and safety under a yearly agreement for the sitting tenant would never have been submitted to me as a doubtful matter. In the good old days, when the orb of prosperity shed its rays over British agriculture, the question of what was a fair rent caused few differences of opinion and little commotion. Recognising the increasing value of land the landlord frequently sought (as he was entitled to do), and the tenant gave, a rise of rent proportionate to the increased value of the soil.

The fatal blunder, how and when committed.

173. It was in these halcyon days, however, that the fatal blunder was committed. Landlords—certain landlords—apparently taking it for granted that rents would never come down or depression turn up to depreciate values, proceeded to burden their properties in all manner of ways. Enormous charges were saddled upon estates; great sums of money were borrowed on the security of the then high rentals. Mansions were enlarged or castles built. Dowagers, wives, sons, and daughters were left annuitants, and all these payments formed deep and lasting drains upon the income of the landlord.

Between 1876 and 1880 came the turn of the tide. Agricultural depression, due to the various causes enumerated in former chapters of this report, set in; down fell the value of land, down came the condition of the soil, down went farmers and farming, but the charges on estates altered not.

A feeling of insecurity set in between 1880 and 1883.

174. Between 1880 and 1883 events transpired which gave rise to a considerable amount of distrust in the security of tenure provided by the old system. Some tenants complained that the land was no longer worth the old rent and sought a reduction. The concession which the landlord was prepared to make was unsatisfactory for either of two causes: either it was offered in the shape of a remission, or it was not sufficiently large. As has been already pointed out (*see* para. 28) the concessions were to a large degree controlled by the ability of the landlord to give, in other words by the indebtedness of his estate and the outside charges to be met.

The clashing of interests.

175. It cannot be denied that, taking into consideration the private circumstances of many a landlord at the time, and remembering that of their rentals perhaps not one-third really went to the credit of their private banking accounts, the landlords of these counties acted with as much liberality as could be expected of them. But what tenant farmers contend, is that the old understanding, "the honourable understanding," the sentimental confidence placed by the tenant in his landlord, was now being affected by circumstances which were entirely novel and foreign to the real question at issue. The net income of the estate owner had absolutely nothing to do with the fair letting value of the land. The liabilities of landlords should not have been made the scale by which rents were reduced or remitted.

The position from the landlord's side.

176. The position of the landlord appears in many cases and respects to have been most awkward. He was not inclined in the first place to admit the necessity for any *permanent* reduction, believing, I doubt not in all sincerity, that times would mend and farming affairs right themselves; in the second place, he was averse to making any sudden concessions which would reduce his net income so much that a complete change in his own manner of life would be required; in the third place, he probably argued that the tenant having had a long and profitable innings, might well bear the yoke and endure the loss pending the return of prosperity, which could not be long delayed; and in the fourth place, he really had no knowledge of the extent to which the tenant had been a loser.

The Commissioners must bear with me in my endeavour to lay this very important branch of my Report fully and clearly before them. It is perfectly true that in relating their experience to me and describing the ways in which the illusive nature of security to the sitting tenant under the old dispensation had revealed itself, certain tenants did ascribe motives of greed or personal dislike to a few landlords. In such accusations I take no part; with those who made them I have no sympathy; any misunderstandings or partings which transpired between landlord and tenant I believe to have been principally caused by differences of opinion pure and simple, or to have originated in ways and for reasons which the landlord was fully entitled to take cognizance of. Property has its rights, and owners of large estates must of necessity take very good care that those rights should be rigidly exercised in the case of any tenant who is seen to be deliberately damaging the land for the double object of feathering his own nest in the meantime and obtaining a large reduction of rent in a short time.

Many examples of accidental injustice to tenants.

177. But, on the other hand, the evidence received leads me to believe that during the 15 years, 1880–94, there have been very many examples of cruel injustice accidentally inflicted upon men who bore all the character and exhibited all the characteristics of good, hard-working, conscientious tenants.

The disputants, who is the best judge of fair rents?

178. When a difference of opinion arises with respect to the value of land in the occupation of an old tenant, the settlement rests with two persons, the tenant who has actually cultivated the soil, observing its peculiarities, catering to its wants, reaping, threshing, and selling the crops it grew and stock it fed, discharging its outgoings and receiving its incomings, and the landlord or his representative, whose knowledge is principally superficial and confined to what he sees in his drives or picks up in conversation. Assuming both to be honest men, who is the most likely to know the fair rent that this farm can pay? I fancy most people will answer, the tenant. Take another instance of the debated point—fair rent; and I think all will agree that it is not an uncommon one. A farm has been handed down from father to son; it may have been a "patriarchal occupation." It has always been well treated, and its powers of production are unimpaired. The rent has been paid with precision and regularity. Bad times come, and after five years they have not gone, but increased in their

severity. The tenant feels that the time has come when he is entitled to have a substantial reduction. From his own experience and knowledge, he is of opinion that the land for which he now pays 25*s.* an acre rent can no longer fairly pay more than 15*s.* He states his case, and offers 15*s.* per acre. The offer is refused as being below the fair letting value of the farm. Who is it that has decreed that 15*s.* is not a fair offer? Possibly an agent not 12 months in the district; possibly a solicitor from London, who never farmed or owned as much land as would "sod a lark." The upshot is that the old tenant must either give a rent larger than what he feels he can fairly pay, or he must shift his quarters.

How old tenants have frequently been treated on encumbered or badly managed estates.

179. Now, the above is an exact description of what I was told had frequently taken place during the last 14 years on encumbered or badly managed estates in this district. Old tenants have been got rid of, simply because the rent which they considered fair between man and man was not so regarded by the landlord or his agent. Others have been leant upon because they were known to be well-to-do, attached to their farms, and accordingly likely to pay excessive rents rather than leave. Frequently farms so vacated have failed to fetch even the rents offered by the old tenants, and have subsequently been let at still greater reductions; at other times they have been farmed by the owner at a heavy loss, and then let at rents far below what had been spontaneously proffered; but I think far more frequently some stranger tenant has been taken in, with the result that the rent he promised to pay he seldom did pay in full, and the farm, which on his entry was in good order, was gradually but surely reduced to poverty.

Conclusions arrived at from evidence received.

180. From the large amount of evidence received from tenant farmers in Bedford, Huntingdon, and Northampton on this point, I have confidence in submitting as their opinion—

(*a.*) That in times of prosperity, the old-fashioned way of holding from year to year with 12 months' notice to quit on either side, answered well enough and was productive of a remarkable amount of mutual faith and confidence; also that so long as farming was a profitable pursuit, separations due to disputes about rent were rare occurrences; also, that insecurity of tenure was not thought of, because there were few changes and any rise of rent sought by the landlord was generally consented to by the tenant; finally, that tenants were happy and contented, casting suspicion neither on landlord nor on agent.

(*b.*) That, so great have been the changes wrought by the past 14 or 15 years, so heavily encumbered are many estates, so much embarrassed are many landlords, and so liable to err in their conception of the fair value of land, the good tenant under the conditions of tenure prevailing throughout Bedford, Huntingdon, and Northampton *has no security at all.*

Compensation for improvements cannot be an equivalent for disturbance.

181. Without at present entering upon the question of compensation for improvements, those who are affected by the present position of affairs ask what compensation for improvements can ever be regarded as equivalent to peaceful continuance and enjoyment on fair and reasonable terms? The farmer who expects or endeavours to get his rent reduced to a point below what is fair and reasonable deserves to be disappointed, and if such an one attempts by foul means to gain his object he should be summarily dealt with.

The good and bad tenant.

182. That there are tenants farming for a decrease of rent, nobody with any knowledge of the affairs of this district could or did deny, and unfortunately, in the present state of the law, they have quite the whip hand of the landlord, for they may run their farms to the last degree and leave without giving the landlord an opportunity of recovering by counterclaim under the Agricultural Holdings Act compensation for deterioration or dilapidations.

But on the other hand there are many good and conscientious tenants whose sole desire is to remain in occupation and continue to enjoy the homes they have made, paying a fair rent for the opportunity. Such men do not think that any compensation to be obtained from any Agricultural Holdings Act can *fully* make up to them the loss they must sustain when compelled to leave their holdings.

Failures to agree upon a fair rent where both parties were anxious to do so.

183. Many instances were related to me where landlord and tenant have met to discuss this question of a future rent, without a single shred of suspicion between them, and have failed to agree. The landlord, every bit as willing as the tenant was anxious that the tenancy should be continued, asked nothing more than what he considered a fair rent, and the tenant offered nothing less than what he believed to be a fair rent, but their estimates and views differed, so they had to part company.

At present, there is a

184. So many cases were cited of big reductions having been made to new tenants, and even to sitting tenants who had let their farms down, but either having

penalty on good and a premium on bad farming.

been refused *in toto* or extended in lesser quantity to the better class of tenant, that the helpless position of the latter became vividly apparent. One cannot help seeing that under the present conditions the landlord is at the mercy of the unscrupulous tenant, but has the upright honest man in his clutches. At present there is, on many estates, a distinct penalty attached to good farming, and a clear incentive towards bad farming. A more complete contrast to what ought to be cannot be conceived.

The uncertainty of the tenant's position even on the best and most sympathetic estates.

185. Let us carry our inquiry as based upon evidence still further, putting it in the light most favourable to the old custom. Let us suppose that there are landlords prepared to sacrifice everything, even to go to the workhouse, rather than disturb the good tenant in his occupation by exacting or insisting upon a bigger rent than the tenants can afford to pay; or take the case of a proprietor represented by an agent whose treatment of the tenants has always resulted in the retention of good tenants, and never given rise to complaint. On estates so happily situated, security of tenure on fair and reasonable terms to the sitting tenant is, so far as faith, confidence, and sentiment can control the relations of the two parties, assured in full. But for how long? *For the time that that landlord or agent lives and no longer.* Death intervenes, and all the old bonds are snapped asunder and buried in the dust. It may be the landlord who is taken. His place is filled by another whose sympathies are not with the tenant. He may be ignorant of agriculture, and imbued with the popular idea that all farmers are born grumblers. His object may be to get all he can and spend all he gets on himself. He may be an inexperienced gentleman, averse to having his affairs managed by an agent whose sympathies he fancies, or has been told, are with the tenant and against the landlord. Or it may be that after the decease of the landlord, the mortgagees step in, substituting new rules for the guidance of the agent; or that they dismiss the old agent and put in a man of their own choice whose instructions compel him to get, by hook or by crook, the uttermost farthing. Or it may be that the old agent dies, or resigns from ill-health or old age.

I submitted this same question of security of tenure under the present custom to many landlords and agents, and I do not recollect (nor do my notes assist me in calling to mind) anyone who, on consideration, could say that the sitting tenant was *really* secure in his occupation. On both sides it is admitted that when landlord and tenant differ on the question of future or fair rent, the landlord may, if he choose, make such use of his prerogative as seems good to him, without check, let, or hindrance from outside. Landlords and agents say that no matter how much they press leases upon tenants, they decline to avail themselves of the security thereby offered, and they accordingly conclude that security of tenure does not run in the tenant farmer's mind at all.

Insecurity of tenure will be keenest felt when times begin to mend and a run for land ensues.

186. No person would enter upon farming under the conditions now prevailing—very little chance of a living profit, and no visible improvement in view, if he could possibly turn his hand to something else; so that for the present the question of security of tenure becomes insignificant when contrasted with the desperate straits to which British farming has been reduced. The thought uppermost in many a mind is "how can I get out of this losing business," and the year-to-year agreement, with 12 months' notice to quit, provides a fairly expeditious way of escape. But sooner or later bottom will be touched, and things will begin to mend. It is in anticipation of this change that I think tenants in these parts are looking forward with anxiety to some better security than they now possess.

Past events prove, I believe, that whenever farming is known to be at all profitable, a run upon country life and land ensues. The sons of trade, manufacture, and commerce descend in crowds whenever the pleasures of farming are to be had without alloy. The tide of competition, now far from the shore, will return with all its old force, the moment prices improve and times mend. It is then, and not till then, that the insecure position of the tenant who lives through this depression will be fully felt.

The position of the tenant requires strengthening.

187. The tenant farmers of these three counties are strongly of opinion that some reform in our land law is required, and they frequently submitted to me that unless something is done to fortify the position of the good tenant and protect him when disputes about rent arise, we need not expect capital to be invested in farming. They desire not the shadow but the substance of security.

The propriety of arbitration between

188. I have no reason to believe that landlords as a body would oppose the introduction of any fair and reasonable system for the better security of tenure to the sitting tenant. I invariably found that those who could afford it were prepared to meet good tenants in every way, indeed many of them have, I think, shown that, so long as

the land is well managed and the rent duly paid, they have no sinister motive in their treatment of the tenant. landlord and tenant.

Already the propriety of arbitration has been admitted by some landlords, for I found that in some agreements of recent preparation *all matters in dispute* are referred to arbitration.

189. In venturing upon any attempt to interpret the views of farmers in this important connexion, I am particularly desirous the Commissioners should understand that it is only by endeavouring to lay hold of the vague and imperfectly developed ideas which farmers appear to have on these points, I feel in a position to deal with the evidence before me. Conditions under which arbitration might be acceptable.

No person laid before me a complete or detailed scheme for arbitration or the settlement of disputes between landlord and tenant, but there appeared to me to be in their thoughts what might be termed *a principle in embryonic form*, and the germ of that principle I took to be a reference to some individual whose office it would be to settle disputes without the objectionable features of a public land court.

If private arbitration could be introduced it would, generally speaking, be preferred to any other system, but tenants seemed rather sceptical as to the results likely to follow from such a method. Judging from the opinions expressed to me, I am inclined to think that county or district arbitrators appointed by the Board of Agriculture would meet with approval. These individuals would be servants of the State, employed, paid by, and accountable to Government in the interests of justice and equity. They must be persons thoroughly familiar with the value of land and customs of farming and tenure in the localities to which they are appointed.

It is perfectly true that the ideas of farmers upon the best way of meeting and overcoming the difficulties of settling disputes about rent or other matters were to my mind hazy and indistinct, but they seemed to run pretty much in the directions defined above, and they agreed upon the main point—an arbitrator in the service of the State and with local knowledge.

Beyond the question of fair rent and what might be called "disturbance of the sitting tenant," there did not appear to be any other matters seriously requiring settlement. As has already been described in para. 53, the best farmers in this district do not desire entire removal of restrictions as to cropping and sales. Upon this point they are already satisfied.

The Determination of Rent, as it is and might be carried out.

190. While submitting the evidence received on this branch of the inquiry, I must not overlook the fact that in the minds of many of the tenant farmers whom I met in this district and especially those who kept correct and regular accounts, the question of determination of rent excites considerable attention. The determination of rent as it is.

The relation of Rent Paid to Profit realised by tenant farmers in the counties of Bedford, Huntingdon, and Northampton during the years of agricultural depression is shown by the following table:—

TABLE COMPILED FROM BALANCE SHEETS (App. C.) SHOWING RENTS PAID AND FARMING PROFITS REALISED.

—	Rent paid.	Remarks.	Farmers Profit or Loss. Profit.	Farmers Profit or Loss. Loss.	—
	£ s. d.		£ s. d.	£ s. d.	
C. I. -	—	Rent and taxes combined -	—	—	C. I.
C. II. -	1,693 6 7		330 18 9	—	C. II.
C. III. -	13,241 9 0		1,811 16 10½	—	C. III.
C. IV. -	5,177 16 0		—	2,170 13 11	C. IV.
C. V. -	—	Rent, rates, taxes, and insurance combined.	—	—	C V.
C. VI. -	—	No details supplied.	—	—	C. VI.
C. VII. -	4,472 12 10		2,532 7 6	—	C. VII.
C. VIII. -	3,236 19 8		372 1 9	—	C. VIII.
C. IX. -	3,537 15 0		—	561 9 4½	C. IX.
C. X. -	2,391 12 9	Deducting 342*l.* for rates coupled with rent in accounts.	1,689 0 0	—	C. X.
C. XI. -	3,000 0 0		896 4 3	—	C. XI.
Totals -	36,751 11 10		7,632 9 1½	2,732 3 3½	

SUMMARY.

	£	s.	d.
Farming PROFITS - - - -	7,632	9	1½
DEDUCT Farming LOSSES - - - -	2,732	3	3½
CLEAR PROFITS - - - -	4,900	5	10
RENT PAID - - - - - -	36,751	11	10

RENT PAID=SEVEN AND A HALF TIMES FARMING PROFITS.

A very large proportion of the tenant farmers from whom evidence was collected, referred to the fact that of late rent had been paid out of capital and not out of the revenue obtained from farming, and the teaching of the balance sheets as they appear in the foregoing table, appears to support, in a remarkable manner, the contention which was submitted to me, viz., that the present system of fixing or agreeing upon rent before any revenue has accrued, partakes somewhat of the character of gambling, and has of late years been disadvantageous to the tenant.

191. If there be a principle which divides the nett revenue of a farm into the landlord's share and the tenant's share, *would it not be more rational to wait till the nett revenue is known, and then set about dividing it into the two parts?*

If there be no such principle many of my rent-paying witnesses contend that there should be one.

When discussing their private affairs with tenant farmers, and examining them upon the subjects of rents paid and profits made, I discovered a keen desire to know *whether the question of rent might not be removed from the region of chance to a position of certainty.*

It is true that so far as I could ascertain, no definite substitute for the system now in vogue is put forward by tenant farmers, but they entertain certain ideas and hold certain opinions on the subject, the essence of which I think it right to convey to the Commissioners. There seems to be a feeling that the tenant who finds the working capital and devotes his time and talent to the management of the farm should draw certain percentage on his capital before rent can be said to be chargeable. Some say that if assured of a fair percentage and reasonable remuneration for their time and work, they would surrender all claim to any surplus revenue which might accrue. Others are favourable to some sort of joint stock farming. Examples of both these systems were discussed on various occasions, and each found its advocates. I would respectfully illustrate them in the two following paragraphs.

Showing how a landlord might farm with the aid of a tenant's capital.

192. The percentage on his capital to which the tenant is entitled may be a matter requiring settlement, but suppose it to be 10*l.* in every 100*l.*

A farm of 300 acres is let to a tenant who puts 3,000*l.* capital into it. At the end of the year the books show an excess of receipts over expenses amounting to 420*l.* This sum would be so divided—

	£
Ten per cent. on 3,000*l.* - - - - -	300
Rent - - - - - - - -	120
	420

Under this system, the tenant would be charged with a fixed annual rent for his house, garden, keep of horse and such things, but all taxes and rates would be paid by the landlord.

Now suppose a very good year comes, and the books show an excess of receipts over expenses of 900*l.* :—

	£	£
Tenant's claim, 10 per cent. on 3,000*l.* - - -	300	
Less rent of house, &c., say - - - - -	80	
Tenant's share - - - -		*220
Landlord's profit:		
Rent of house, &c. - - - - -	80	
Rates, taxes, and rent - - - -	600	
		†680
		900

* Equals 7*l.* 6*s.* 8*d.* per cent. house and garden, keep of horse and cow free.

† Equals a nett rental of, say, 600*l.*, or 2*l.* per acre allowing 80*l.* for rates and taxes.

A very bad year follows and the excess of receipts over expenses is only 80*l.* :—

	£	£
Tenant's claim, 10 per cent. on 3,000*l.*	300	
Less rent of house, &c.	80	
Tenant's share		220
Landlord's position:		
Payments, 10 per cent. on 3,000*l.* to tenant	300	
Rates and taxes	80	
Receipts, rent of house, &c., 80*l.*	380	
Excess of receipts over expenses, 80*l.*	160	
Landlord's loss		220

Of course the amount of tenant's capital wouldbe decided by yearly valuations and would increase or decrease, as the case might be, the amount due to him as interest.

The above would be merely a case of a landlord farming his own land through the medium of a tenant's capital and management, and it would be open to at least one objection. The tenant secured in his income might grow careless and apathetic. A prudent man would not, because if he permitted his stock to fall off either in quantity or quality or neglected the cultivation of his fields, the amount of his capital as determined by the yearly valuations would shrink and the sum he would be entitled to as percentage would grow less. A prudent man, on the contrary, would devote himself with the greater ardour to improve the stock and grow the biggest and best crops he could; a course of action which would be most desirable from every point of view.

Looked at from the landlord's side, this arrangement would be infinitely preferable to having land in hand and managed by a paid bailiff, with nothing to lose and everything to gain. Whether there be any truth in it I cannot say, but I heard many a story of "bailiffs going to farms in hand with a few sticks of chairs and "tables and departing with waggon loads of valuable furniture," and the losses which have resulted from owners becoming occupiers are phenomenally large.

The half-profits system of determining rent.

193. When collecting evidence in Bedford County I heard of one farm held on the half profits system. The farm belongs to one of the Cambridge Colleges, and it forms one of a group of five, all of which were until recently in hand. The conditions subject to which this farm is at present occupied are as follows: The capital is advanced by the landlord, the tenant pays 4 per cent. upon it, and the profits are equally divided. The existence of this rather novel letting acted as an introduction to several conversations with reference to the possibility of extending the half profits system as an improvement upon the present custom. An explanation of this system may be of some service to the Commissioners, seeing that it was favourably received by a good many farmers in this district.

Take a 300-acre farm once more. All rates and taxes previously paid by the tenant shall continue to be so paid. At the end of the year the books show excess of receipts over expenditure, 380*l.*

	£
Out of this the tenant shall be entitled to 3 per cent. on 3,000*l.*	90
The balance, 290*l.*, is equally divided between both parties:—	
Tenant's share	145
Interest and half profit to tenant	235
Landlord's rent, *i.e.* half profit	145
Total profits as shown by books	380

Tenant's profit, 235*l.* = 61·8 per cent. on 380*l.*, or 7*l.* 16*s.* 8*d.* per cent. on capital.

Rent to landlord 145*l.* = 38·1 per cent. on 380*l.*, or 4*l.* 16*s.* 8*d.* per cent. on tenant's capital; all rates and taxes paid before division of profits.

Rent and tenant's profit 380*l.* = 12*l.* 13*s.* 4*d.* per cent. on working capital 3,000*l.*

A very good year.—Book profits, after paying all rates and taxes, 860*l.*

	£
Tenant's claim, 3 per cent. on 3,000*l.*	90
Balance to be equally divided, 770*l.*:	
Tenant's half whereof	385
Interest and half profit to tenant	475
Landlord's rent, *i.e.* half profit	385
Total profits as shown by books	860

Tenant's profit 475*l.* = 55·2 per cent. on 860*l.*, or 15*l.* 16*s.* 8*d.* per cent. on capital.

Rent to landlord 385*l.* = 44·7 per cent. on 860*l.* or 12*l.* 16*s.* 8*d.* per cent. on tenant's capital, all rates and taxes paid before division of profits.

Rent and tenant's profit 860*l.* = 28*l.* 13*s.* 4*d.* per cent. on working capital 3,000*l.*

A bad year.—Book profits, after paying all rates and taxes, 40*l.*

Tenant's claim, 3 per cent. on 3,000*l.* = 90*l.*, which landlord must pay partly out of his own purse, thus:—

	£
Book profit	40
Advanced from private purse	50
	90

Landlord gets no rent, but loses 50*l.* on the year. Tenant gets 3 per cent. on capital in return for his management.

The theory of rent appears to be fully demonstrated by this system, for the landlord's share of the profits gravitates according to the ascertained results from farming:—

	£	s.	d.	
Rent for an ordinary year	0	9	8	per acre.
Do. a very good year	1	5	8	„
Do. a bad year (NONE)	−0	3	4	„

while the tenant is secured to the extent of 3 per cent. on his capital, or 6*s.* per acre (10*l.* per acre capital).

Only the example of landlord and tenant in this district having tested the working of either of the above systems was quoted to me. This is probably due, not so much to want of confidence on either side, as to the fact that it never has occurred to anybody that a change in this direction might be followed with good results. In the case of 80 per cent. of farmers, ignorance of book-keeping and general disregard to the office department of their business would prevent any immediate reconstruction of the rent question on the basis of facts and figures; but this difficulty would be gradually overcome where the tenant set his heart on joining his landlord in co-operation. Moreover, the influence of technical education could be made to play a prominent part in the dissemination of such knowledge.

Example of a rent affected by a sliding scale on the price of wheat.

194. I visited one farm in this district where the rent varies with the price of wheat. The farm measures 547 acres, of which 150 are now in grass. In 1884 the rent was 600*l.* In 1887 reduced to 500*l.* In 1891 it was lowered to 400*l.*, and a sliding scale was introduced upon the area under wheat. In 1891 the average price of wheat was 28*s.* 6*d.* per quarter. It was agreed that when the price fell 2*s.* per quarter below, or rose 4*s.* per quarter above, 28*s.* 6*d.*, the rent should gravitate accordingly.

The average acreage under wheat was fixed at 70 acres, and average yield, deducting what was set apart for seed, at 250 quarters. When the average price of wheat is 25*s.* (being more than 2*s.* below 28*s.* 6*d.*) per quarter, the principle comes into operation, and a deduction is made from rent (400*l.*) equal to the fall in value of wheat from 28*s.* 6*d.* Thus with wheat at 25*s.* per quarter:—

	£	s.	d.
Rent	400	0	0
Less by 250 times 3*s.* 6*d.*	43	15	0
Rent, with wheat at 25*s.*	£356	5	0

On this quantity of wheat (70 acres or 250 quarters) every drop of 1*s.* per quarter, once the deduction begins, means 12*l.* 10*s.* to be taken from the gross rent, or 3*l.* 2*s.* 6*d.* per cent. benefit to the grower. Assuming that the imperial average for

the current year be 21*s.* per quarter, then rent is reduced by 7*s.* 6*d.* per quarter on 250 quarters = 93*l.* 15*s.*; 400*l.* − 93*l.* 15*s.* = 306*l.* 5*s.* rent. Reduction = 23·4 per cent.

There is no reason why this process should not be applied to all varieties of corn, but I hardly think it could be introduced with reference to stock, except it was bred and reared on the farm.

There is something else to be said. By this arrangement a maximum of 32*s.* 6*d.*, and a minimum of 26*s.* 6*d.*, are established, and so long as the imperial average remains between the two, rent is unaffected. But when either points are passed the excess goes bodily into the pocket of either landlord or tenant. In effect, the price of wheat on this farm is unalterably (*i.e.*, so long as this arrangement holds good) confined, so far as the grower is concerned, to a range which has two extremes, 26*s.* 6*d.* and 32*s.* 6*d.* I should be extremely sorry to attempt to grow wheat on a heavy clay farm like this at any such figures.

Again, suppose the price of wheat were to run up to 60*s.* per quarter, then I take it that though the farmer gets 750*l.* for his 250 quarters, he would only be pocketing the maximum 32*s.* 6*d.* per quarter: 250 quarters at 32*s.* 6*d.* = 406*l.* 5*s.*, whereas, the landlord would get the excess at the rate of 27*s.* 6*d.* per quarter as increased rent; 250 quarters at 27*s.* 6*d.* = 343*l.* 15*s.*; increased rental on wheat area equals, per acre, 4*l.* 18*s.* 2½*d.* The chances are, I think, too much in favour of the landlord.

Note.—It appears that the starting points are different. When the price falls below 26*s.* 6*d.*, the refund goes back to 28*s.* 6*d.*, but when it goes above 32*s.* 6*d.* the count on the landlord's side starts at 32*s.* 6*d.*

The Agricultural Holdings (England) Act, 1883.

The Agricultural Holdings Act, a failure.

195. I have previously stated (*see* para. 180 *b.*) that the tenant farmers of Bedford, Huntingdon, and Northampton complain of insecurity of tenure under the present system. I have now to add that the Agricultural Holdings Act, 1883, as providing compensation for tenants' improvements, is everywhere described as a complete failure and source of disappointment. Nowhere has it the approval of the tenant, and out of the large number of landlords and agents whom I interviewed and whose opinions I heard on the subject, only three had a word to say in its praise. The general opinion is that it falls far short of its intentions and pretentions. The Act was designed to provide compensation to the outgoing tenant for that which he leaves behind him in the land, of value to his successor. Now, I found that in the wording of the very first section of the Act the ground work of complaint lies. The Act says, "When a tenant has "made on his holding any improvement comprised in the First Schedule hereto, he "shall, on and after the commencement of this Act, be entitled on quitting his "holding at the determination of a tenancy to obtain from the landlord as compensa-"tion under this Act for such improvement, such sum as fairly represents the value "of the improvement to an incoming tenant. Provided always, that in estimating "the value of any improvement in the First Schedule hereto there shall not be taken "into account as part of the improvements made by the tenant what is justly due to "the inherent capabilities of the soil."

Failure of the Act.

196. It is maintained that the 1883 Act does not grasp the crux of the situation; it does not go far enough: its shortcomings are those of omission rather than commission.

It promises compensation for "improvements" of value to the incoming tenant, and then it goes on to enumerate what are "improvements." In so doing it entirely overlooks the most valuable of all improvements, viz., the restoration of exhausted land to a state of cleanliness, fertility, and good mechanical condition, and the best of all agricultural legacies—good heart.

It provides compensation to the outgoing tenant for some benefits which will accrue to the incoming tenant from the unexhausted portion of manures applied within the last year or two of the tenancy, and it countenances the "custom of the country" when "custom" is recognised, or introduces an equivalent where tenant right either does not obtain or is not deemed fair and reasonable. But it ignores the well-known fact that the letting value of land is maintained or increased far more by continuous and continued thorough cultivation, abundant feeding of stock, and all-round good and liberal management, than by sudden exertions to create superfluous fertility at the end of a tenancy.

It forgets that a farm brings an increased or decreased rent chiefly on account of the reputation it carries in the mind of the public, and fails to recognise that the

incoming tenant in forming his estimate of its value, attaches far more importance to the general appearance of the crops, soil, stock, fences, gates, and appurtenances, than to the quantity or quality of the fertilising matters recently purchased and applied. In so doing the Act of 1883 is considered to have come short of what is required to protect and encourage good husbandry, and to have inaugurated and introduced a system of compensation directly calculated to place in an unfavourable position those who farm well from first to last. Because of these oversights the statute has everywhere earned the name of "An Act which establishes a premium on bad but "puts a penalty on good farming"; and the disregard in which it is held may be attributed to the numerous examples where justice as dispensed under its provisions has ended in complete miscarriage.

From the landlord's side, I found that the Act has proved a failure, in that it gives no certain protection against or compensation for deterioration.

By section 7 the landlord is empowered to meet the tenant's claim with a counterclaim; but it is stated that no matter how great may have been the damage inflicted upon his property by an unscrupulous person, the landlord cannot claim compensation under this Act save by way of counter.

On account of this strange oversight, numerous examples have transpired where the outgoing tenant, well knowing that any small claim he might make would be upset by an overwhelming counterclaim for dilapidation, deterioration, and breach of covenant, has departed, making no claim and accordingly leaving the landlord the victim of this imperfect section.

Landlords and agents are therefore at one with tenants in describing the 1883 Act as a distinct premium on bad farming.

The evidence given to me in connexion with this Act, although massive and interesting, so closely resembles the opinions expressed in the debates and discussions held under the auspices of agricultural clubs and societies, and has been so amply communicated to the Commissioners by witnesses and in previous Reports from Assistant Commissioners, that I do not propose at this time to submit *in extenso* the individual opinions of those with whom I discussed the subject. Sufficient for me to state that the recommendations of the Central Chamber of Agriculture and the Farmers' Club meet with approval in Bedford, Huntingdon, and Northampton. Omitting all reference to minor objections and suggestions, there are two connexions in which, as a faithful recorder of evidence received, I must treat the Act as it is and might be.

What must be the design and scope of a satisfactory Act.

197. 1st: *The Act, its design and scope.*—To give satisfaction to both landlord and tenant, any scheme of compensation must be far-reaching, comprehensive, fair, and just to both parties. Its principle might be written very shortly, as follows. "The "outgoing tenant shall be entitled to compensation for any and all acts which "increase the letting value of the holding; the landlord shall be entitled to compen-"sation for any and all acts which decrease or detract from the letting value of the "holding." In these two lines I believe you have in a nutshell the ideas of the agricultural interest of these three counties. To begin describing what are "improvements," and attempting to explain an unknown and unascertainable quantity vaguely termed "inherent capabilities of the soil," is not only a waste of time and space, but a direct invitation to lawyers, solicitors, county-court judges, valuers, umpires, and referees to step in and carry off all the spoil.

In endeavouring to make it plain, distinct, and workable, the framers of the Act introduced phrases and terms which have proved nothing more nor less than pitfalls and loopholes for disputes and legal opinions and expenses.

Owners and tenants of land want a simple, practical, thorough-going Act, which will protect the interests of both parties, and give compensation where compensation is due, not a deed which puzzles everybody and benefits nobody. Farmers and landlords say that since 1883 a large body of valuers has arisen whose time is chiefly spent in squabbling over the meaning of various words, passages, and intentions expressed or understood, and who only agree when "the difference has been split," or a third party called in. Compensation for agricultural improvements cannot stand such heavy drains as are involved in these arbitrations.

The meaning of the words "acts which add to or detract from the letting value of the farm," is perfectly simple, and would, if left alone, be a sufficient guide to enable a competent judge, who had at his disposal the requisite means of knowing or finding out the state of the holding when it came into the possession of the now outgoing tenant, and could contrast it with its condition at the determination of the term, to thoroughly test and decide upon the claims of either or both parties.

198. 2nd: *Its administration.*—Over and above the pronounced failure of the Act in its scope and design, I found, wherever I went in this district, a perfect outcry against the manner in which and the parties by which it has been administered. How it should be administered.

The character and reputation of an arbitrator between man and man to a very large extent determines and decides the nature of the reception awaiting his judgment. Given a person of recognised probity and unimpeachable public and private life, who combines with these qualities a wide knowledge and extensive experience of local farming and a calm judicial mien and mind; the award of such an arbitrator will be above suspicion; he and none but such as he is worthy of the full confidence of the submittants.

Now, what did I hear in Bedford, Huntingdon, and Northampton? I heard that "any fool could be a valuer," that "all sorts of people made valuations," that "valuing under the Act or custom of the country had become a regular trade."

I heard their awards likened unto doctors' bills: "To medical attendance for year 1893, 20*l*." I even heard it stated that "when a farmer failed at his business he "could turn his hand to valuation work, for so long as he gave the amount and stated "the articles he had valued, it mattered not how his conclusion had been arrived at."

From the tenants' side came a serious complaint of favouritism among valuers. It was said that as the landlord was a fixture and the tenant a removable, valuers, knowing on which side their bread was buttered, leant to the landlord; in fact they held that when it came to the introduction of valuers and umpires, the odds were all in favour of the side which had the greater power and was most likely to provide future jobs.

The system of administration by "private referees" has not, I am convinced, proved a success. One reason is that the stronger party invariably wins. The weaker arguer, although his case may be in equity the better of the two, is outclassed, outwitted, and overweighted, and when, in desperation, an umpire is called in, the views held by him, who, though the stronger in argument and learning, may have been the weaker in facts, are most likely to prevail.

From what was said I do not believe that any attempt to mete out justice in relation to compensation for improvements, or decide upon what shall be a fair rent, by private individuals whose *modus operandi* is conducted in secret, and which they may not be called upon to produce, explain, and justify, will ever prove satisfactory to either landlord or tenant.

199. The opinions and wishes of the farmers and landowners in this district point in the following direction.—Let one arbitrator be appointed for each county or district by the Board of Agriculture. Let him be a paid Government official, bound by the conditions of his office to supply in every case to landlord and tenant a complete report of his findings and basis of award. Hold him responsible for any portion of the award which is thought to indicate bias or incapacity. Let his retention of office depend on his conduct, and his salary be sufficient to attract persons of high standing, and I believe that the process of discerning and deciding between outgoing and incoming tenant will be made simple, inexpensive, and satisfactory. Appointment of district arbitrators.

In like manner as the assistance of a board of assessors was suggested to co-operate with the arbitrator in cases of appeal or dispute in the question of fair rent, it was the general opinion of my witnesses that the same board might be advantageously placed at the disposal of the arbitrator upon questions of compensation. The appointment of arbitrators by county councils would not be popular, because the selections would be more or less affected by the inclinations of the majority. County councillors, as a rule, have predilections for or against one side; the Board of Agriculture has none. When intricate questions on practical points arise they should be threshed out before local experts and not taken away to other districts where customs are different.

200. *The Scheduling of Farms.*—The necessity for providing, in all future tenancies, some means by which the condition of a farm at the commencement of a tenancy may be ascertained for purposes of contrast meets with universal acknowledgment in these three counties. The conception is supported with great warmth by all classes. General design for the introduction of scheduling the condition of farms.

The schedule would form a complete description of the farm. The condition of each field should be fully portrayed, due attention being paid to its previous history, treatment, and cropping. Classification on the basis of par value or average condition should be introduced, and a special nomenclature prepared for the use of arbitrators throughout the country. At any time during the currency of a lease or tenancy it should be in the power of either party to have an intermediate or interim report drawn up by the district arbitrator or some duly appointed official. Such interim

report should be after the similitude of the originating schedule, and so framed as to become a registered document of service and assistance to the official arbitrator when adjudicating upon claims for compensation at the end of the tenancy. Guided and instructed by the originating and concluding schedules, and further assisted by any interim reports which may have been obtained, the arbitrator could soon discover whether and to what extent during the currency of his tenancy the outgoing tenant had improved or deteriorated his holding.

Compensation should be given to the tenant who has improved the condition of his farm, or to the landlord whose property has been deteriorated according to the evidence of the schedules.

With respect to unexhausted manures, compensation to the outgoing tenant would form a separate and distinct part of the award, and would be governed by scales fixed and arranged from time to time by the boards of assessors in conjunction with the official arbitrator.

General duties of the arbitrator.

201. All questions of "breach of covenant," "specific compensation," "substituted compensation," "particular agreements," and such debateable points, should be left entirely to the arbitrator, who, when necessary, would take the opinion of the assessors.

Two very necessary points to be gained by the adoption of this system of scheduling.

202. The awards emanating from such a system of administration would, it is believed, cover the whole ground and answer the expectations and wishes of both landlord and tenant. The general opinion is that by this system two very necessary and important points would be gained. In the first place, if a landlord proposed to raise the rent on a holding really well managed, and undoubtedly increased in letting value by the improvements and exertions of the tenant, the tenant could, by having the holding re-scheduled, prove to the landlord that before an increase of rent could be obtained, it would be necessary for him to pay down as compensation the capital sum upon which the increase of rent would be the interest. If the landlord insisted upon an increased rent he would get it from the sitting tenant upon paying him such sum as the arbitrator should declare to be due to the tenant. Both parties would then start afresh at an increase of rent no doubt, but an increase bought by the landlord from the tenant. All fear of the tenant's improvements or good farming being rented against himself would vanish. The letting value of the land would, of course, be affected by other causes, such as the price of commodities and agricultural prospects, but there is no reason why the same arbitrator who settles the question of increased value due to good farming and tenant's improvements should not, if required, go a step further and put a fair value on the land, and I quite believe that many a difference of opinion would be quickly and amicably settled through the agency of such a conciliator.

In the second place, it would enable the landlord to check or, if necessary, to put a stop to spoliation and deterioration. Given a farm in good cultivation let at Michaelmas 1894, to a new tenant. The farm is carefully gone over and scheduled at the time by the official arbitrator. In 1896 the estate agent notices that the new tenant is not farming properly, and that the land is already showing signs of deterioration. A second report is at once made by the official at the request of the agent, and the landlord, acting under proof of the report, either warns the tenant of his delinquencies or serves notice to quit. The landlord will thus get rid of a bad tenant before his property is seriously damaged; he will get his compensation as decided by the first and last schedules before the tenant has lost everything; his farm will not be rendered unlettable or left on his own hands; and, last of all, the knowledge that now no man can with impunity impair and destroy the property of a landowner in land, will do inestimable good by putting a stop to the shameful depredations deliberately perpetrated to such a large extent in the corn-growing counties at the present time. I was much struck by the feeling manner in which my witnesses referred to the damage done by unscrupulous farmers. The desire to see the landlord fully protected against all dangers of this sort is very marked among the better class tenants.

I believe the introduction of the scheduling system would reconcile many an opponent to what is known as "interference between landlord and tenant," and it would certainly supply a great omission in the Act of 1883.

Owners of glebes should be admitted to the benefits of compensation for improvements.

203. Before leaving the subject of compensation for improvements and deterioration, a question of privilege must be introduced. I refer to the present position of clergymen who improve their glebes or glebe farms in such ways as would bring an agricultural tenant within the scope of the 1883 Act. I am informed that clergymen are held responsible for dilapidations, and I am aware that on glebes dilapidations are more frequent than improvements. But there are instances of bonâ fide improvements

effected by clergymen, and there is a very strong feeling that compensation should be extended to them in the same way as to the ordinary tenant. At present there is no inducement for a clergyman to lay out money or to improve land which has been run down by a bad tenant, and in former passages of this Report attention has been called to the low condition of glebe farms in many parts of these counties (*see* paras. 34–37). I had, however, the advantage of inspecting a glebe farm in Northamptonshire managed by the clergyman, whereon numerous improvements had been carried out, and a large area of exhausted land restored to a good state of cultivation. In the event of this gentleman changing his parish or dying, his improvements will pass to his successor free of charge. By bringing clergymen under the Act not only would an act of justice be done, but a decided stimulus would be given to the improvement of glebe lands.

The inability of clergymen to borrow money for buildings on reasonable terms seems to be equally unfortunate. Mr. Morley, agent to Earl Spencer, informed me that in his district there was "hardly a cottage on glebe farms." These disadvantages must of necessity affect the parish clergyman's position, and one cannot but see that in asking for consideration, their case is a very strong one.

The law of distress.

204. *The Law of Distress* excites very little curiosity in this district. It is seldom put into operation. The only cases which have occurred within my knowledge were desperate ones, such as this :—

"A farm of 350 acres, good land, near a large town, was let 4½ years ago. The "former tenant had failed, and the farm was let rent free for one year. Only one "year's rent was paid out of 3½. The landlord levied distress for 1½ year's rent."

Further information stated that "the tenant was bankrupt, and would not pay "more than 5*s.* in the pound to his creditors. The place is in such a wretched state "that it will take four average seasons to bring it round again, and an extra expendi-"ture of at least 100*l.* a year."

This looks like a case of a landlord accepting a tenant without inquiring sufficiently into the qualifications of his man, and trusting too much to the law of distress.

From the general tone of the evidence given to me, I believe it is thought that if the law of distress enables agents to accept men of straw as tenants, or encourages farmers to take more land than they can properly stock and work, its existence should be brought to a prompt termination. All are agreed upon the necessity for putting a stop to adventurous hiring of land, and the argument occasionally advanced in its favour "that the law of distress enables needy farmers to obtain credit, or small men "with limited capital to take land," cannot stand close scrutiny.

Sale of foreign meat as English.

205. *The selling of foreign meat under the name of English* formed the subject of universal complaint. It is a well-known fact that consignments of American beef *come to* Bedford, Northampton, and Peterborough, and there are excellent grounds for believing that the larger portion of it leaves these towns under a different name. The opinion of agriculturists is that those who deal in foreign meat should be compelled, not only to take out a licence, but to intimate the fact to the public in every way possible. Their shops or stores should be lettered, their bills and account forms headed, and their vans or carts marked "purveyors," or "dealers," or "sellers" of "foreign meat." There should be no sailing under false colours, and no possibility of selling under false pretences. This statute should be enforced, and special steps taken by the Board of Trade or Board of Agriculture to guard against infringement or evasion. It is believed that by placing an inspector at each of the principal ports of landing, say Deptford and Birkenhead, and giving them power to obtain from railway companies the addresses to which each consignment was despatched, the inspectors working through the medium of the police or local authorities could detect fraudulent sales. Prosecutions for fraudulent sales would be conducted by such persons as the Board of Trade saw fit to appoint for the purpose.

This feeling is not confined to sales of meat alone, it extends to every form of agricultural produce which comes from abroad and competes with the home-grown article in the British market.

Complaints of excessive railway rates. Government supervision required.

206. It would be difficult to conceive any district better served as a whole with railway communication than this. The three main lines of central England intersect it, and the competition thus produced should tend to lower rates, but there is nevertheless a very pronounced feeling among farmers of unfair treatment in the matter of *railway rates*. Enjoying a monopoly, as they do, evidence was not wanting to show that railway companies were taking undue advantage of their powers, and extorting from

farmers rates which were not only excessive in themselves, but so ill-proportioned between long and short distances as to be "positively sinful."

Some of the rates said to be charged by the Great Northern Railway do not read very well:—

"Rates on potatoes in 4-ton lots.

	s.	d.	
"Boston to London, 128 miles - - -	10	2	per ton.
"Sandy to London, 48 miles - - -	7	6	"

"Rates on corn. Various railways.

"Cardiff to Birmingham, 110 miles - -	8	4	"
"Cambridge " 110 " - - -	12	6	"
"Isham " 60 " - - -	8	4	"

"Rates on live stock. L. & N.W. Rail.

"Sheep.

"26 years ago, Northampton to London, 9½*d.* a head on sheep, for 15 and upwards.
"22 " " " 1*s.* " " 20 "
"2 " a truck rate made at a considerable rise.

"Beasts.

"22 years ago, Welton to London, the rate was raised from 3*s.* 9*d.* to 4*s.* 9*d.* per head.
"1892, the charge for four beasts was 28*s.* 6*d.*, or 7*s.* 1½*d.* per head.
"Just recently a special rate has been made for large numbers.

"Fenny Compton to London.

"Till 1½ year ago, per beast, 4*s.* 9*d.* } by special train.
" " per sheep, 1*s.* 1*d.* }

"Now we have to run by truck rate, and if we have an odd three after filling our "waggons, we have to pay extra. But load the waggons ever so tight, it costs us 1*s.* "per bullock over the old rate."

The farmers of this district are keenly alive to the fact that railway directors are not as a rule embodiments of human sympathy, but they are of opinion that they might, by the interposition of strict Government supervision, be forced to display something like consistency in their charges and reason in their rates.

Judging from the expressions of my witnesses there is no way in which "the broken reed" is being "bruised" more repugnant to the farmer than his treatment by the railway companies.

Complaints of preferential rates on foreign produce.

207. By their preferential rates they have established, and are persistently carrying on, a system of protection on foreign goods. They are fostering foreign competition.

"Rates now in operation on the L. & S.W.R.

(*Evidence received from Mr. Orlebar, Hinwick Hall, Beds.*)

	s.	d.
"Fresh meat, *imported*, Southampton to London, including dock charges, "conveyance by rail, and cartage in London, rate per ton - - -	17	6
"Fresh meat, *home grown*, carried from Romsey to London (only 1½ mile "further than Southampton to London), rate per ton - - -	31	6
"Bishopstoke (6 miles nearer London than Southampton) to London, rate "per ton - - - - - - - - -	27	9
"Winchester to London (12 miles shorter than from Southampton), rate "per ton - - - - - - - - -	27	9
"Botley to London (1 mile shorter than from Southampton), rate per ton -	31	8

"Rates on Cheese.

"Imported cheese. Southampton to London, including dock charges, con- "veyance by rail, and cartages. Per ton - - - -	10	0
"Bishopstoke - - - - - - -	22	1

"It is perfectly monstrous."

The farmers of this district protest against this treatment and maintain that government should take steps to abolish all preferential rates. All goods, foreign and home, should be carried at a uniform rate of so much per mile

No complaints anent game.

208. *The Game Question.*—Of the many tenant farmers whom I visited and met, only one had the least complaint to make of damage by flying game. He was unfortunate

in having several arable fields in proximity to a nobleman's home woods, and pheasant preserves. Where hares and rabbits abound, they do so with the acquiescence of the tenant whose joint property they are. But if pheasants and partridges do no damage in these parts, sparrows do. Farmers everywhere bear witness to the immense damage done to corn by these greedy little customers, and the general opinion is that for them there should be no close time. I saw several fields of barley much injured by sparrows, and judging from the flocks along the headlands, great quantities of grain would be taken before the harvest was safe. It is believed that the community at large would not sustain a severe blow if the whole tribe of sparrows was exterminated.

The sparrow pest.

209. *The Board of Agriculture, its operations and extension.*—It is deeply to be regretted that the Board of Agriculture is regarded by many an ill-informed farmer in these parts too much as "a department whose chief labours are writing leaflets and killing pigs." Much though I should have liked to be the bearer of a different message, I am forced to own that its distance from practical farmers and disassociation from practical farming have militated very much against its popularity. From many quarters the wish came that our English Board would strike out on lines similar to those taken by their contemporaries in other countries. One point upon which many witnesses agreed was the desirability and necessity for demonstrative farms designed to instruct and experiment for the good of the public.

Desire that the sphere of the Board of Agriculture should be extended.

"We want properly organised demonstrative and experimental farms, open to the "inspection of practical men at all times, and at which information can be obtained "and reference made when required. The present system of elementary agricultural "instruction is healthy amusement to the labourer and nothing more. But few "farmers or farmers' sons or pupils attend the various classes, which are practically "monopolised by elementary schoolmasters and others anxious to make the necessary "number of attendances so as to get the certificate which they hope will advance "them in life."

It cannot be doubted that at present, when a great change in the system of farming is imminent, and when everybody feels the necessity to reduce the area under the plough and increase that under grass, a very valuable opportunity has arisen for promoting the agricultural interest by practical experiments, trials, and demonstration. As I reported from Essex, the difficulty of arriving at a suitable mixture of grass seeds for the strongest clays is distinctly felt, and in the hands of purely arable farmers there is a decided lack of knowledge on grass farming generally.

Stating his opinion on this subject, the agent on a very large estate says, "I observe "a decided inclination among our tenants to drop the old system and take to a new. "They see that grass must supersede the plough, but farmers about here are not "grass farmers. I thoroughly approve of having demonstrative farms to instruct "and assist our arable men in the matter of grass farming."

A farmer said to me, "if Government would only take part in farming they might "not only teach us ever so much about things we know nothing of, but they would "learn something about agricultural depression that neither you nor your reports can "ever properly describe."

210. Besides the important bearing that demonstration so conducted would exert in the grass question, it could be made a valuable exponent of the advantages of *the buying and selling farm stock by live weight.* I met a large number of persons keenly alive to the absurdity of the present system of selling by guesswork, but everybody told me that until the farmer is convinced by absolute tests and demonstrations, we need not expect him to alter his fashion.

An unwillingness to adopt the live weight system of buying and selling stock.

I think it was Lord de Ramsey, whose interest in the welfare of his tenants everybody admits, that referred to the disregard paid to the weighing machines placed in public markets. I believe it was to him I am indebted for the suggestion that the Board of Agriculture should conduct a regular series of tests and trials with market machines on market days. These machines were put there by Act of Parliament, and our leading authorities are in favour of a change in our system of buying and selling; but the proof of the merits of live weight transactions have been withheld, and the machines stand idle and useless.

The most perverse and pig-headed farmer may be convinced by ocular demonstration, and there are not wanting many gentlemen who say that if only the wisdom and truth of the weighbridge and the folly and falsehood of the old guess system were clearly demonstrated, the rust would not long remain on the market machines of Bedford, Huntingdon, and Northampton.

Opinion with regard to the Food and Drugs Amendment Act and the Margarine Act.

211. *The Food and Drugs Amendment Act*, 1879, *and the Margarine Act.*—"Both of these should be enforced."

The importation and sale of adulterated butter and margarine tends, it is said, to depress prices to a far greater extent than is generally understood, besides being injurious to the consumers generally.

In one report supplied by a large farmer it is recommended that "beer ought to be "sold according to its strength and quality under the Food and Drugs Act." With reference to the sale of margarine, it was proposed by one gentleman that "margarine should be coloured green," another suggested "black," while a third hinted that "either green or black would do."

Upon the malt tax.

212. *The Malt Tax.*—The repeal of the malt tax was described as a blow to arable farmers and to have caused a great depreciation in the value of barley. The feeling throughout the district is well described in the following extracts from reports prepared for my use.

"The abolition of this tax, and the shifting of the burden to beer, has been detri-"mental to the interests of the farmer. It has tended to lower the price of malting "barley, and the fact that a farmer is not allowed to brew for consumption (on the "farm only) is a great injustice, especially when we find that the labourer can do so "on his own behalf. The fact that a labourer can brew as good beer for 4*d.* per "gallon as a farmer can only make or buy for double the price, depreciates payments "for that purpose in the same ratio, so that the customary beer-money allowances "have often for this reason been made a bone of contention between master "and man."

And again—

"Every farmer trained to his calling knew that the feeding properties of the raw grain were equal to those of the malted grain."

"On the repeal of the malt tax the duty upon the malt used by the farmer for brewing "was raised from 21*s.* 8*d.* to 25*s.* per quarter. He was compelled to take out a "licence to brew which cost 6*s.* He was not allowed to brew from any other substance "but malt without paying a duty (this was quite right, as beer ought not to be "brewed from anything but barley, malt, and hops), whereas he could beforehand. "The brewer who formerly paid on a measure of capacity now pays on weight of extract. "This enables him to use foreign barley, whereas formerly having to pay by measure "he gave the preference to English because it weighed more. The free mash tun "enables him to brew from any substance that is not injurious to health, and any "concoction of a sweet and a bitter for which a licence is needed, *i.e.* which comes "under the denomination of an intoxicant, is declared by our analysts under the "Food and Drugs Adulteration Act to be *Pure Beer.* Then again, to increase the "revenue in cases of need, extra sixpences per barrel are levied on the brewer, which "of course he does not pay out of his pocket, but supplies from the pump, thus "robbing the poor hard-working man, diminishing the demand for barley, and "lowering the price of the same."

"By all means let us go back to the old system of so much duty per *quarter* of "eight Imperial bushels on malt, and put a little more duty on the substitutes. Let "all barrels containing beer brewed from any substitutes for malt and hops be "labelled as a mixture, and let the duplicate of such be put in a conspicuous place "where retailed."

A Bedford farmer writes, "the tax should again be moved from beer to malt. "Brewers should undoubtedly be compelled to put nothing but hops and malt made "from barley in their *beer;* if any other material is used, the drink resulting there-"from should be called and labelled by some other name, such as *beerine.*"

A reimposition of the malt tax is not generally expected by Bedford farmers. Their opinions incline towards the enforcement of some law which will ensure that everything shall be sold for what it is; all pure beer shall be made from malt and hops, anything not made from malt and hops, but concocted from other materials, should be sold under its own name and distinguishable by the purchaser from the genuine article. "If adulteration cannot be prevented," say they, "misrepresentation can." Both the grower of barley and buyer of beer are entitled to protection from adulteration, and farmers think that the State should see that they get it.

No objection to foreign stores free from disease.

213. *Importation of Store Cattle.*—So long as healthy animals only are landed, there seems to be no objection among farmers to the importation of store cattle, but a hope is expressed that every precaution will be taken against the introduction of any con-

tagious or infectious disease from abroad. Breeders of stock are particularly strong upon the necessity for a long quarantine when any suspicion exists. "Do not hesitate "to exclude all foreign stock when there is the slightest chance of the importation of "disease," writes a first-class farmer. Another recommendation is, "Compel the "slaughtering of all cattle that have been in contact with tuberculosis and anthrax, "or all breeding animals suspected to be affected with such diseases from their "parents. Slaughter all swine with swine-fever, and all horses that have been in "contact with glanders; and, subject to strict inquiry as to *bona fides*, give full "compensation to the extent of the loss incurred by the owner necessary to protect "his neighbour's stock. Extend the powers of the Board of Agriculture, not only to "close the actual stable where glanders exist, but also the adjoining and contiguous "premises, until such time as the authorities are satisfied that there is absolutely no "danger of infection."

But all contagious and infectious diseases should be stamped out.

Agricultural Credit.

214. I have in former parts of this report referred to the loss and want of capital among farmers as one of the most serious consequences of this long-continued depression. It is impossible to give the Commissioners anything like exact or definite information on this point, because I could not ask distressed occupiers whose were the cattle and sheep on their fields, nor expect them to volunteer such information. It is nevertheless true that a very large proportion of the farmers in this district are trusting to others for their stock, and many of them in the hands of salesmasters and dealers. Fifteen years ago, bankers were willing to accommodate farmers, having found them to be regular and punctual payers, but of late years their credit has gone. "We can give no credit to farmers now. We dare not. An agent asked my "permission to make small advances to some farmers who asked it, but I said "distinctly, no. A few years ago, these advances would have been readily granted." This evidence came from the head of a local bank. An extensive auctioneer and salesman's evidence runs thus: "I can safely say that many of my friends, men who "used to be really well-to-do and possessed of capital, scarcely know where to turn to "find means of getting along. I am referring chiefly to persons farming on the "strong clays. Farmers don't go into bankruptcy, they quietly collapse. Most of "them are either in the banker's or auctioneer's hands. At present, I look upon "myself as a sort of banker for the farmer. Men are continually asking me for an "advance in summer to enable them to get in their hay, and in autumn to lay in "their winter stock."

Observations on agricultural credit and what might be done to assist farmers in this connexion.

215. The system of "taking in" stock has become sadly common. A dealer whom I questioned on the subject told me he had hundreds of beasts in the farmers' yards, and he added that he was only one of many dealers similarly situated.

Explanation of how stock are "taken in."

A large grazier assured me that thousands of beasts are now wintered out on arable farms upon such easy terms as these: the owner of the cattle supplies cake, say 5 lbs. per day, the farmer or "browser" finds straw *ad lib.* and labour, getting in return the manure.

A bullock yarded for 150 days, and eating 5 lbs. of cake per day = 6 cwts. $5\frac{1}{2}$ stones cake at 8*s.* = 2*l.* 13*s.* 6*d.* Manurial value of cake, $\frac{2l.\ 13s.\ 6d.}{3} = 17s.\ 10d.$

From 17*s.* 10*d.* deduct cost of labour, 3*s.*, leaves 14*s.* 10*d.*

Note.—As the yards in these counties are generally open, and frequently kept dry by drains, the loss of fertilising substances must be very great—in many cases amounting to probably half of the full manurial value.

I heard of other terms. For instance, when turnips are supplied by the farmer, "the farmer supplies all straw, roots, and labour, for which the dealer will pay about "30*s.* for a $2\frac{1}{2}$-year old. If in addition the dealer supplies cake, the payment will be "less."

216. There have been seasons of late when farmers, dependent upon dealers for winter stock, have done better (in so far that they were not absolutely out of pocket) than those who fed stock of their own. But how hopeless must be the position of the man who is compelled to spend his winter in and devote all his straw to the manufacture of inferior manure, looking for his remuneration to corn at present prices.

Hopeless position of farmers without capital.

"Stock is the backbone of the farmer"; but the stock must be the property of the farmer, and not simply a machine borrowed solely to make manure.

It would be a mistake to suppose that lack of capital is always due to the losses sustained during the years of depression. Many a man, it is true, once in the possession of ample capital, has been reduced to a needy position, while others have maintained their places by undergoing the melting process described in the following words:—

"I have not lived extravagantly. I have not hunted, or raced, or gambled "in any way, and have lost between 3,000*l.* and 4,000*l.* The size of my farm is a "little over 400 acres. My housekeeper is my sister, who is independent of me. I "am a bachelor."

But on the corn-growing land, I know for a fact that in the good times, farmers constantly hired land largely on credit. At one time too little importance was attached to stock-keeping on purely arable farms, and many a person felt quite comfortable so long as he had, or could procure, sufficient means to till the land, sow the crops, and pay the Lady Day rent. Once the threshing machine got to work in autumn his purse was replenished. And men did well in the days of dear corn, labouring under these disadvantages.

Now in Bedford, Huntingdon, and Northampton, the practice which I have described was mostly confined to the farmers of three- and four-horse land, and in earlier portions of this report I have stated the consequences of the depression on this mode of farming.

That scores of farmers are at present struggling and floundering on, getting out of one difficulty only by stepping into another, never out of debt, and always in trouble, is but too apparent. Nothing can be done for these unfortunate individuals. Their case is hopeless.

The class within reach of assistance.

217. But there is another class of farmers whose case is entitled to consideration, and for whom it is thought some assistance might be devised. I refer to farmers "bent but not broke." On almost every estate there are tenants somewhat crippled by recent losses: their farms are in good order; their rents are paid, perhaps not with regularity, but paid, nevertheless. Their circumstances are known to landlords, agents, and bankers, and it is with their full concurrence that I venture to explain one way in which it has been suggested help might be afforded to them. With very few exceptions these farmers have been, to a large extent, corn growers, and they have been too slow in altering their system. Instead of decreasing their acreage under the plough and going into stock, they have gone on losing and losing until finally the dealer had to be called in. The consequences of 1893 told severely on many farmers, whose chances of survival might otherwise have been good enough. This year they have full stack-yards, and a good root crop, plenty of fodder, and much corn, which will pay better to consume at home than sell at market prices. But, unfortunately, the ready money to fully stock their yards is wanting, and they must either fall back upon grass farmers and dealers to supply cattle and sheep, borrow money at a high rate of interest, or go through winter understocked.

No one of these ways augurs well for the farmer, and the question is, cannot something be done to improve his opportunities and help him to turn his business to better account.

An awkward position. The two alternatives.

218. The position is an awkward one, and among the many with whom I discussed it no one made the least attempt to disguise the fact that the solution of the problem (if solution there be) must be found in some system of temporary loans or advances. We have to admit that the back of corn-growing farming is broken—that the hope of the British farmer lies in mixed husbandry and greater attention to stock-breeding—and that in order to change over from corn to stock there must be money found somehow or other. On the other hand, we know that the interest charged on loans (where such can be got), is prohibitive, and that the profits from stock-farming have greatly decreased of late years. Farming on borrowed capital is not a wise proceeding, and without doubt there are many farmers whose best policy it would be to retire with what they have, rather than embark on a fresh struggle with loans or advances.

A widely-extended movement to smaller farms would be of service, but the British farmer cannot be shifted from place to place, like a pawn on a chess-board; and even though he were willing to be so moved, sub-division cannot at present be regarded as practicable on a large scale. We are, therefore, left face to face with two alternatives: the first, to leave farmers alone to fight their own battles; the second, to set in motion a system of advances or loans for specific purposes. The *laisser faire* policy is not to be commended, because it means leaving a large number (a far larger number than

people suppose) of our farmers in a sinking condition, from which they cannot possibly recover; because it means the ultimate pining away of many energetic, useful men, and the reduction to a condition of poverty of an immense tract of good soil, and involves the affairs not only of landowners, but of the numerous classes which depend almost entirely on agriculture for their existence and livelihood.

The present condition of the British resembles that of the French farmer in 1865.

219. The state of affairs in many parts of Great Britain, and notably in corn-growing localities, very closely resembles the description given by Mr. H. D. Wolff, of the French Department of the Nièvre at the time M. Giraud took charge of the local branch of the Bank of France. At page 7 of his book on "Agricultural Banks, their Object and their Work," Mr. Wolff writes: "M. Giraud, in 1865, found that for want "of money the farmers of the Nièvre were not turning their land to adequate account. "The pastures were generally understocked." I have already pointed out that for want of money our farmers are prevented from embarking on stock-farming and compelled to struggle along on a system which may be prosecuted with small capital but brings in no profit. "To remedy this evil in France, M. Giraud started his system "of advancing whatever money the farmers might require for the purchase of stock. "To farmers known to his bank, advances were made on their acceptances only, backed "in every case by two other good men for three or four months, with one renewal for "the same term, at one per cent. above bank rate plus a trifling commission. "Farmers not personally known to the Bank of France were required to send in "their acceptances through their own local bank, backed by that establishment and "by another person besides, and they would be served for the same term at a fixed "rate of 6 per cent. Farmers were not slow to turn this offer to account, and the "transaction proved perfectly safe. Only in one instance did M. Giraud's bank suffer, "and then it was by his own fault. He had failed to satisfy himself that the "borrower's rent had been properly paid. As it happened the borrower was heavily "in arrear. And so, very naturally, the landlord swooped down by distraint upon the "cattle, seizing them at the expense of the bank."

A general approval of cheap loans to farmers.

220. The movement already on foot for the establishment of agricultural credit banks in various parts of the United Kingdom confines its sphere of operation to small holders and loans not exceeding 50*l*. No scheme has, so far as my information goes, as yet been formulated by which cheap credit may be placed within the reach of occupiers of considerable areas. It is easy to understand that great difficulties must attend any attempt to do so. The necessity for a universal agricultural credit bank is admitted, but the required funds can hardly be raised without special aid and support. These banks having proved so successful in continental countries there is every likelihood of their prospering here. As to security for advances, there are landlords in this district so much in favour of cheap credit for farmers that the probability is they would readily concur in any safe movement by which their tenants would be helped. In proof of this I quote from the evidence of land agents.

1. "There is a sad lack of capital among farmers, and much of this has arisen "of late years. I see a good opportunity of helping, and know that there are "many who would be greatly benefited thereby. I think credit banks would "meet with the support of landlords, if very judiciously managed."

2. "Under very careful management I think short loans would be of great "service. A farmer should be at least six years in his farm before considered "eligible."

3. "Loan banks are required."

4. "The number of farmers in the hands of dealers who send stock in and take "them out at their own price is *terrible*. Short loans at a low rate of interest "are much needed."

5. "Dealers are very deeply concerned in the supply of stock. Some way of "advancing money at low interest would do immense good."

6. A banker's opinion: "No doubt there is an opportunity in making advances "to farmers, and this could be done by special legislation without the necessity "for bills of sale."

7. "Provided great care was exercised, temporary advances for specific purposes "would be most beneficial."

Several agents, in talking of the financial condition of their tenants, referred to some as being "beyond cure," and those would certainly not be recommended by landlords as "eligible" parties. Others again have just arrived at the stage when, if they are to be saved from usury, some way of procuring stock on reasonable terms must be devised.

Further credit can only be beneficial if times and prices mend.

221. Admitting the numerous benefits that might flow from the establishment of agricultural credit banks, no attempt is made in Bedford, Huntingdon, and Northampton to deny the fact that neither banks nor credit can save farmers unless prices improve.

Drowning men grasp at anything which floats past them, but I found, even amongst those supporters of the principle of short loans for specific purposes who were still in fair circumstances, a very pronounced feeling of hopelessness all round. They maintain that foreign competition has beaten down prices to such an extent that, credit or no credit, the land cannot be cultivated to a profit, and that any attempts to prop up a sinking industry by credit will end in failure. They do, however, believe that if times mend and prospects brighten, many farmers would be immensely benefited by having a door of escape from usury opened to them.

Great caution will be required.

222. One of the greatest difficulties which must accompany the operations of credit banks will be the discovery of a farmer's true financial position. Large numbers of men, not in arrear with rent, are involved in other ways. It will be no simple matter to find out everything. For my own part, although it is thought credit banks would have made a better start 10 years ago, before agriculture got into a topsy-turvy condition, still the evidence of both land agents and tenant farmers leads me to believe that if very great care is exercised many good results would follow their creation, even now.

The mistake of supposing that Scotch agriculture owes its success to bank accommodation.

223. In recommending credit banks for British agriculture, some advocates of the scheme have quoted Scotland, and particularly the Lothians, as providing striking and numerous examples of the great benefit that farmers derive from bank accommodation. I do not think that Scotch farmers, and especially Lothian farmers, would admit the entire accuracy of the statement.

It is beyond dispute that long leases, such as prevailed in Scotland, worked wonders for Scottish farmers *in good times*, and I am personally acquainted with several cases where farms taken between 1860 and 1870 for 19 years, largely on cash credit, not only cleared their feet in a few years, but continued to do well till the close of the lease. The system of credit is entitled to its full share of the honours, but I fancy the farmers themselves, if asked, would not hesitate to say that *without* the good times and the long lease, the cash credit would have been a snare and a delusion. So far as I am aware, bank credit never prevailed to the same extent in Scotland that it did in England, where many of the banks are run by private individuals. Without very excellent collateral security, Scotch banks seldom floated farmers, nor do I think they were often asked to do so. The truth is that factors or land agents in Scotland were very cautious in the selection of tenants, and it is largely due to their prudence in this matter that Scottish agriculture has held its own during these 14 years of distress. If Scotchmen had had two rents to pay, they would have fared little if any better than the corn growers of England, but south of the Forth farming mainly on credit never was the order of the day. Some of our private English banks have floated and finally sunk more farmers than bad seasons ever did, and bankers are perfectly right in saying that although in good times credit may make many a man, in times like the present it would mar more than it would make. Unless I altogether mistook the opinions of the landlords and farmers in the Bedford and Northampton districts, their expectations from cheap credit would be, not that it would or should start men, but that it might help to keep going some of those who started in the past. Any proposal calculated to induce men to take farms trusting to cheap credit would, I am convinced, be most dangerous in the present condition of agriculture, but any scheme by which sitting tenants might be restored to a solvent state, or enabled to hold on pending better times, would be worthy of every encouragement.

Little or no co-operation among the farmers of this district.

224. It is, I think, much to be regretted that in this district the advantages of co-operation amongst farmers are almost ignored. Some, it is true, are members of co-operative societies like "The One and All" which has its headquarters in London, but no attempts appear to have been made to establish county or even district societies. This is partly due to the strange objection which farmers have to laying their heads together, but it may also be explained by the inability of many to pay ready cash. Deferred payments are the order of the day, and were it not for the credit given by the cake and manure merchants, and the unwillingness of the landlord to press for punctual payment of rent, the agricultural fabric could not hold together. The introduction of credit banks under such circumstances will be homœopathy—"a method of treating "diseases by the administration of a medicine which is capable of producing in "the healthy system symptoms similar to those of the disease which it is given to "cure."

Reduction of Rent.

225. Among the tenant farmers of this district there far is but one opinion with regard to rents. Rents must come down.

They must come down.

No matter how serious to landlords may be the consequences of a further reduction, it is felt to be one of the first steps which must be taken, if the present race of farmers is to be kept in occupation. None who closely examine the estate particulars given at Appendix B. of this Report can help seeing that if rents drop 25 per cent. more, many landlords will be left penniless. Already the expenditure on the best estates exceeds half of the income, and of what remains to the landlord a large proportion goes in estate charges, annuities, mortgage interest, &c. In such cases a further reduction to meet the times spells *ruin*, and considering the truly noble efforts which landlords have made on behalf of their tenantry, it seems cruel on the part of farmers to look for still further reductions. But turn to the farmer's side of the question, and we find that at present rents and prices, he is not making a living. His is the capital at stake, and upon it he is getting almost no interest (*see* para 103).

It is agreed that at anything like present prices of corn and labour, strong clay soil cannot be farmed to a profit on the old system, *rent free*. There are no longer three living profits to be derived from it. If the land is laid down to grass, and the labourer got rid of, a small rent for the landlord and a small profit for the tenant may yet be obtained; but where the cost of working such soil has to be met, all rent and tenant's profits are swallowed up. If nothing can be done to raise prices, the only alternative seems to be—do away with labour, spend as little as possible, purchase rather than grow winter food, and let the rent be fixed according to the productive powers of the land under grass. From what I saw and learned during my visit to the district, I question whether the rent thus obtained would in all cases meet the payments which at present devolve upon the owner of the land. Doubtless, under an improved system of grass-farming, the prospects of these strong clays might be very greatly improved, but years would elapse before the benefits of a new system could be generally felt.

The relations of rent to farming profit will be seen by reference to paragraph and Table 190, and the balance sheets contained in Appendix C. From them it is evident that the reductions or remissions of rent have not been sufficient to meet the decreased returns. There are several cases indeed (*see* para. 103, C. I., IV., IX.) where, had the half-profits system been applied, the landlord would have received little or no rent.

Even on the best classes of farms, rents are felt to be at present too high, but so far as I could judge from evidence, and my own practical experience in temporary pastures and mixed farming, there is every reason to believe that FAIR RENTS could easily be arranged, where the tenant was able and willing to alter his method in such a manner as to reduce his output of corn and work more upon a self-supporting grass and stock system, and the landlord prepared to assist in the economy of straw, hay, roots, and extraneous food, by improving the farm buildings and especially covering in cattle yards. On the other hand, it is very questionable whether under any system of farming which entails repeated and costly cultivations, frequent cleanings and pulverisations, an artificial maintenance of soil fertility, purchases of stock in open markets where risks of various sorts are incurred, and the ploughing up of useful layers in order to grow useless wheat, anything more than a very low rent can be expected at present.

Increased Railway Facilities.

226. The advantages which would follow the construction of light railways cannot be said to form a strong part of the recommendations made by farmers or landowners in these counties. Already the district is well supplied. But strong evidence was given in favour of a line from Huntingdon to join the Nene River branch of the London and North-western Railway. The Commissioners will see from the map that the intervening country is unfavourably situated in respect to stations. It appears that not long ago a survey was made in support of a scheme to run a line for the opening up of the Hamerton, Gidding and Luddington district, but the scheme was choked by opposition and nothing was done. This is a very strong clay locality, and a large proportion of the land has gone out of arable cultivation. Much of it is in the owner's hands, and the rents on farms which are let, are low. Useful and valuable as a light railway would be, its presence could never sensibly affect the course of agriculture nor act as an antidote to low prices. It would facilitate the sale of straw and hay, and encourage the brick-making industry, but there is no reason Not much advantage to be gained from light railways.

to believe that it would do more than convenience farmers. Market gardening or potato growing cannot be carried out on three- and four-horse clays, so that the presence of a railway would not in any way alter the system of farming or bring about any return to labour-employing agriculture.

State Loans for Agricultural Improvements.

State loans are desirable.

227. It is generally believed that the resources of the country would be greatly developed if State money could be obtained at a low rate of interest. These loans should be obtainable by either landlord or tenant. It is said that so soon as the tenant has some good security of tenure and is entitled to compensation for all and every improvement executed by him which adds to the letting value of the holding, there are many who will readily avail themselves of State loans to effect drainage, improve existing or erect new buildings.

XVI.—Burdens upon Land.

Low tithe taking the district all over.

228. There is very little difference in the evidence received upon Tithe and Land tax here and in Essex. Bedford, Huntingdon, and Northampton belong to the 14 Midland counties, which, although they have only one-third of the cultivated area, were the subject of four-fifths of the Private Acts of enclosure and commutation passed prior to 1835—the outstanding tithe, when divided over the whole area of the three counties, is accordingly low.

In Bedford it averages 1*s.* 10*d.* per acre under crop, bare fallow, and grass.
„ Huntingdon „ 1*s.* 4¼*d.* „ „ „
„ Northampton „ 1*s.* 1½*d.* „ „ „

Instances of excessive tithe rent.

229. But looking into tithe as it still exists in individual cases, we find many instances of very high charge on land which now brings in very low rents.

A gentleman writes: "I look upon tithe and land tax as a landlord's question, but "they are undoubtedly a dead weight upon agriculture, and should be made to bear a "fair share in all necessary improvements. I have one field on which the tithe was "commuted at 10*s.* 2*d.* per acre, another at 9*s.* 4*d.* per acre. The tithe for the "parish was commuted at 1,143*l.* on 4,114 acres, or 5*s.* 6*d.* per acre. This year it "was 847*l.*, or 4*s.* 1*d.* per acre."

A land agent residing in Huntingdonshire writes: "Tithe does not now affect the "tenant, being a direct charge on the owner. The latter has suffered, inasmuch as "the tithe owner has not fairly met the case by a reduction on his one-tenth share, "but has, in nearly all cases, left the owner of the other nine-tenths to meet cases "requiring an abatement beyond the fallen tithe through the septennial corn returns, "and he has, since 1836, even with the present value of the tithe, received 99 per "cent., while the owner in fee has received very little more than 65 per cent.

"The land tax might be levied with more regard to the present annual value. If "there is any system now in vogue it is a most inequitable one. No one seems to "know what it is nor how it can be appealed against."

Support given to Essex opinion.

230. With reference to re-adjustment of tithe in the case of corn-growing land, the feelings of Essex men, as recorded in the report from that county, meet with general support here. The following may be taken as well stating the opinions of those interested in or affected by the tithe question in this district:—

"Tithe was commuted when there was a tax upon corn. The corn laws have been "repealed, and tithe has become an unjust load upon some lands. For instance, land "that was commuted as corn land at 7*s.* per acre is now forced by the low price of "corn (brought about by our reformed laws) down to rough grass land, the tithes on "which would not be worth 1*s.* 6*d.* per acre. A case in point—I have a 13-acre field, "once corn land; the commuted tithe by field apportionment was 7*s.* per acre. The field "has been in rough grass for some years, tithe standing at the old figure, but subject "to the reduction according to septennial average. The 20-acre field adjoining on "the same farm is good old pasture, but the tithe on it is by commutation 2*s.* 3*d.* per "acre. This, to a great extent, represents matters on a lot of poor clay lands and poor "arable land generally."

Mr. W. Battams, of Carlton, Bedfordshire, states: "When the Tithe Commutation "Act, 6 & 7 Will. IV., was passed, no provision was made for the mutation of arable "to grass or vice versâ, so that at the present great inequality exists in different "parishes where such changes have taken place. Such difference could have been

" avoided by substituting glebe for tithe. There should be no lay impropriators, and " all Church property should be vested in the Church, subject to State supervision"; and Mr. Morley, agent to Lord Spencer, reminded me that "between Waterloo time " and the date of commutation many thousands of acres of old grass land were broken " up and the produce was valued for commutation at the period of highest soil fertility. " This land, after being in cultivation for a certain number of years, lost its virginity " and its productive powers decreased. This was not fixing tithe on a fair basis."

This point of Mr. Morley's I have frequently heard raised in light land districts which were formerly under heath and ling, but were brought under the plough in the days of dear corn. So long as the decayed and decaying vegetable matter continued to exert an influence, the soil was comparatively fertile, but when it was exhausted and consumed, the soil assumed the character it now bears, viz., that of a hungry and sterile subject. The crops grown on such lands as the sands near Potton, Sandy, and Ampthill, are the results not of natural productive powers but of artificial farming and applied manures and tillages. It is therefore not at all unlikely that in valuing tithe on land of this description the assessors were misled by the general appearance of the lands they visited.

Suggestions as to tithe and land tax.

231. Many different suggestions were made with respect to tithe and land tax, but the sum and substance of them has already been submitted to the Commissioners in paragraphs 173–183 of the Essex Report. Both taxes are felt to be fines and burdens, which in former times the land could afford to pay, but which now constitute a very serious and ill-proportioned charge upon property. Revaluation, and then redemption of tithe, and the transfer of the amount realised from land tax to the reduction of local rates, may be called the essence of the recommendations from Bedford, Huntingdon and Northampton counties.

I was frequently told by landlords that so long as their land let at fair rents, they made few objections to tithe (which in very many cases has always been paid by the landlord) and land tax, but that now, when the consequences of foreign competition and free trade are ruinous to land and advantageous to persons in trade, commerce, and professional life, the conditions under which these charges were originally imposed have entirely passed away, and in justice and equity the support of the National Church, and the objects for which land tax was originally instituted, should no longer be made burdens upon land, but divided over the community at large.

Unanimous disapproval of the way in which land is overwhelmed with taxes and burdens.

232. Not only in connexion with national and Imperial charges, but also with respect to rates and taxes in general, there is among farmers and landlords a very deep seated, and I may say unanimous, feeling of oppression. They hold that since we have decided upon feeding the British public as cheaply as possible, regardless of the consequences of so doing to the agricultural interest, it is grossly unfair to still make the land support institutions which are of comparatively little use or value to it, and which would doubtless be required were there no such thing as British agriculture at all. I hardly met a single person, be he large or small, landowner or tenant farmer, who did not speak in the strongest terms of disapproval with respect to the additional weights placed upon the back of their sorely distressed industry. To them it seems as if everybody's burden was to be lightened at their expense, and reviewing the evidence which I received on all sides in support of the argument, they appear to me to have made a very strong case.

The unfairness of the present incidence of taxation as set forth in written evidence.

233. In connexion with *the incidence of taxation* the following extracts from reports sent to me give a good idea of the opinions of both landowner and tenant.

"The incidence of taxation to me seems grossly unfair and the land is bearing far " too great a share of burden as compared with other property. Why a man who " invests in land for his own occupation should pay nearly four times as much towards " imperial and local burdens as compared with one deriving income from funds, " milling, banking, brewing, &c., I cannot for the life of me see. I am told that the " Act of Elizabeth made the land the natural camel to carry all the load in this respect. " When the interests of those owning and occupying land were subsidised by a pro- " tective duty upon wheat, there was some sort of compensation for this. Now that is " removed, and I am unable to see why the following items should be principally borne " by the land, viz. education, police, sanitary, highway, lunatics, as these have all arisen " since the days of Elizabeth. The following instance gives a fair specimen of the " respective contribution of land on the one hand and other property on the other. In " an adjoining parish are two men living side by side; each started in life with about " 20,000*l*.

		£	s.	d.
"A. invested his in the "funds, Government and "otherwise and has an "income of 560*l.* a year. "He lives in a house rated "at 40*l.* a year.	He pays:			
	Income tax on 560*l.* @ 7*d.* - -	16	12	6
	,, ,, house - - -	1	10	11
	,, B. on house - -	0	3	3
	Inhabited house duty - - -	0	10	0
	Poor rates, one @ 1*s.* 4*d.*, one @ 1*s.* 3*d.* -	4	7	10
		23	4	6

		£	s.	d.
"B. bought a farm for "15,000*l.*, and put "5,000*l.* in as tenant's "capital. He is assessed "to income tax on 560*l.* "and his rateable value "for poor's rate purposes "is 516*l.* 13*s.*	He pays:			
	Income tax, A - - - -	16	12	6
	,, B - - -	7	5	7
	House duty - - - - -	0	6	8
	Poor rate, one @ 1*s.* 4*d.* - -	34	8	10
	,, ,, 1*s.* 3*d.* - - -	32	5	10
		90	19	5

"N.B.—These are not pictures of imagination, but are taken from actual figures as "shown in this year's tax and rate receipts."

Re Highways.

234. The next extract enters more fully into details of highway education, and sanitary rates.

"*Re Incidence of Taxation.*—Anyone knowing anything of the land must be "aware of the injustice of calling upon it to pay many of the burdens we are called upon "to do. First instance the *highways:* the turnpikes used to maintain a great proportion "of what are now our main roads, the consequence being that those using them paid "for them; a very proper arrangement; the turnpikes are done away with and the "result is in a great measure that the land has to maintain them, for though the "main roads are now managed by the county council, we simply have to pay for "them out of the other pocket and principally for the benefit of the large tradesmen, "brewers, millers, and merchants who contribute literally nothing to their support. "The Van and Wheel Tax was undoubtedly a very proper one.

School boards.

235. "Passing on to the *School Board.* A few years ago my annual subscription to the "National School was 1*l.* per annum, last year the School Board rate was 10¾*d.* in "the £ on 6,627*l.* rateable value, with an outstanding loan of 929*l.* 8*s.* 8*d.* It has "slightly varied since 1885, when it was 11*d.* in the £ with an outstanding loan of "998*l.* 14*s.* 5*d.* In 1893 the total expenditure was 570*l.* 11*s.* 2*d.*; about 270*l.* was "paid by the Education Department, but indirectly it comes out of our pockets. In "1885 the total expenditure was 476*l.* 12*s.* 11*d.*, and the Government Grant 130*l.* "This is a heavy additional tax on the land and of no benefit to us; the same size "boy now wants double the wages he did, and all our cleverest and best men leave "for the railways and towns. I do not object to their having the education, but I "do object to having to pay for it.

Sanitary.

236. "*The Sanitary Matters* are another burden and likely to become more so. Why "should the land be called upon to pay for the drainage and water supply of cottage and "house property? The owners are the proper persons to do so. As an instance, I have "land in the parish of W, as the crow flies three miles from the village, where there is "likely to be an expensive scheme of drainage carried out. I believe the estimate "for the first cost is equal to about 3*s.* in the £. You may say why not make a special "district? The land is outvoted. This drainage will not be of the slightest advantage "to me, and why should I be called upon to pay? New houses are now required, before "being occupied, to get a certificate that they have a proper water supply and sanitary "arrangements; why should not the owners of the old ones be also called upon to "provide them? The adjoining village of C. is just about to start the same thing; "both are poor agricultural villages. I would do away with the present system of com-"pounding. Cottage property is rated low generally in this district, I think I may say "quite 1*l.* below the rental, and then why they are to be allowed a still further re-"duction by compounding I cannot see; besides which, if rates were paid direct, depend "upon it greater interest would be evinced in the spending of them."

Increased rates due to Board schools.

237. I found that wherever Board schools had been established, the rates had been much increased. Money appears to have been lavished upon new buildings far beyond the requirements of the locality, and as the bulk of this expenditure is levied

from the land, its owners and occupiers, we are bound to inquire into the benefit they derive from it. The evidence of a schoolmaster shows how the school board is inflicting a double injury on agriculture. Conversing with me, he said :—

"I can vouch to 19 out of 20 of my best pupils going to towns, but of 180 pupils "now attending our school, there is not one leaving to go on the land. Every year "we present a list of children who wish to obtain certificates for agricultural labour. "The week before last we had our examination, and out of 180 pupils there was not "one applicant. This is, to a certain extent, owing to the intermittent character of "agricultural labour, but more because working on the land has become distasteful. "This parish ought not to pay to the education of the young. Education of the "poorer classes should be a national charge."

It is very difficult to get over a remark made by Mr. Battams, of Brampton Ash, near Market Harborough: "The land educates the young for the benefit of others, "and supports the decrepit after they are past service in any trade." An agricultural labourer confessed to me that his children had all gone to town service, because, as he said, "they did not think working on the land *good enough*." From what I heard throughout the three counties, I do not think complaints about school rates would have been as numerous or emphatic but for the establishment of school boards. Wherever the voluntary rate still prevails, it is readily and willingly paid according to the ability of the farmers of the district.

238. But, as will be seen from the following copy of a letter in my possession, the questionable policy of looking to the land for the maintenance of rural schools bids fair to sink, in some cases, the very institution it was designed to support.

Letter showing how agricultural depression affects school funds.

Copy of letter dated 20th June 1884 :—

SIR,

I regret that I am unable to find the old accounts from which some of the figures promised you were to be extracted. Our books give the following: Our school is chiefly supported by money arising from charity lands bequeathed for the purpose. Twenty years ago 54 acres, a homestead, &c. let for 84*l.* It is now let for 28*l.* It is not subject to flood, but ordinary high land. The greater portion of this rent was devoted to the support of the village school. The reduction has caused a voluntary rate to be made of 3*d.* in the £ last year, and 3*d.* in the £ this year. The rateable value of the parish is 6,185*l.* The rate would have produced this year 77*l.* Amount actually received, 24*l.* I think the people would pay if they could.

Yours, &c.

This witness also informed me that "if the lands were sold to-morrow, they would "not clear the debt already resting on the school."

LOCAL TAXATION.

239. With the exception of a few farmers occupying land near towns or villages, RURAL RATES were stated either to have remained stationary or decreased. I have been furnished with returns from six unions—three in Bedford, one in Huntingdon, and two in Northampton—and by reference to them (*see* Appendix D.) it will be seen that--

Rural rates have not increased save in a few cases.

In one (Brixworth)	there has been a reduction of	$9\frac{3}{4}d.$	in the £.		
„ (Towcester)	„	„	„	$6d.$	„
„ (Woburn)	„	„	„	$6\frac{1}{2}d.$	„
„ (Bedford)	„	„	„	$\frac{3}{4}d.$	„
„ (Biggleswade)	„	an increase of		$1d.$	„

comparing 1893 with 1882 and 1884.

240. Huntingdon returns cannot be taken into account, as neither highway nor sanitary is included. On farms where the rateable value has been reduced, these reductions must afford considerable relief, for not only are they reductions in the £, but in the £ on reduced rateable values. For example, the rates on a farm of 260 acres in Bedford Union for 1882–4 amounted to 171*l.* 12*s.* 8*d.*

Relief afforded by reduction of assignment on a farm in Bedford Union.

	£	s.	d.
Average of 3 years - - -	57	4	2
For 1892–4, 101*l.* 13*s.*			
Average of 3 years - - - -	33	17	8
Reduction per annum - - - -	23	6	6 or 40 per cent.

Without doubt many farms might be discovered in unions such as Brixworth where the economy and good management of the Board of Guardians, added to the great

permanent reductions of rent made by landlords, have effected larger reductions of rates than even the one shown above.

Two classes of farms where rates are exceptionally high.

241. There are, nevertheless, two classes of farms whence loud complaints do proceed in the matter of rates:—

1st. Farms where remissions instead of permanent reductions of rent have been made.

2nd. Farms subject to urban rates.

As a rule (not always) rent is taken as the basis of assessment in these three counties, but assessment committees refuse (and no doubt properly so) to alter rateable values in consequence of temporary remissions, no matter how large they be. On some of the largest estates in the district remissions have been given without interruption for 13 or 14 years in preference to permanent reductions. These remissions have been oftentimes most liberal (from 25 to 50 per cent.), and on the Duke of Bedford's estate, as a good specimen on a large scale, some of the tenants told me they would be perfectly agreeable to submit to them were it not for the one fact, viz. that assessment committees are deaf to all appeals to reduce rateable values to the basis of rents actually paid, unless the reduction is of a permanent character. His Grace the Duke of Bedford, feeling that his tenants are placed at a disadvantage in the matter of rating, has caused circular letters to be sent to each of his tenants stating his intention of continuing his remissions until Lady Day 1895. It is believed that assessment committees have been influenced by this circular, and I was told they have reduced rateable values on the strength of such testimony. But wherever remissions have been continuously substituted for permanent reductions, tenants who remained in occupation have been placed in absurdly anomalous positions, for although the rents actually paid might by reason of remissions be even less than those of new tenants, still the fact of their rent receipts being made out in full at the old figure entitled assessment committees to deny them the relief which they were compelled to extend to new comers with fresh agreements.

Farms subject to Urban Rates.—Of these I give two specimens. A 255-acre holding near Potton, Beds. Rent 175*l.*, rateable value 207*l.*

	£	s.	d.
Rate made September 22nd, 1893, 1*s.* 6*d.* in the £ - -	15	10	2
„ December 1st, 1893 { Sanitary, 10*d.* / Poor, 1*s.* 3*d.* } - -	15	2	4
„ March 5th, 1894, 1*s.* 3*d.* - - - -	12	15	5
Demand note, May 23rd, 1894, 1*s.* 4*d.* - - -	13	16	2
	£57	4	1

Equal to 5*s.* 6¼*d.* in the £ on rateable value.
„ 6*s.* 6¼*d.* „ actual rent.

A 241-acre holding near Bozeat, Northants. Rent 156*l.* 10*s.*; rateable value, 141*l.* 17*s.* 6*d.*

Rates for 1893.—Special rate, January 13th, 10*d.* on houses, 2½*d.* on land.
„ „ „ August 8th, 8*d.* „ 2*d.* „
„ Ordinary „ May 12th, 2*s.* 2*d.*
„ „ „ October 27th, 1*s.* 10*d.*

	£	s.	d.
Ordinary rates for year, 4*s.* on 141*l.* 17*s.* 6*d.* - - -	28	7	6
Special rate on land, 4¼*d.* on 127*l.* 15*s.* - - -	2	5	4
„ houses, 1*s.* 6*d.* on 14*l.* 2*s.* 6*d.* - - -	1	1	2
	£31	14	0

Equal to 4*s.* 5¾*d.* in the £ on rateable value.
„ 4*s.* 0½*d.* „ actual rent.

Town rates should be confined to land held as accommodation or "town parks."

242. It is evident from these figures that land in proximity to towns, although it may not in any way partake of the nature of town parks or accommodation land, is being taxed or rated for purposes from which its occupiers derive absolutely no benefit. Farmers so circumstanced argue that when land adjacent to towns is held by tradesmen living within their precincts and used by them as adjuncts or auxiliaries to their ordinary business, a good case is made out for the imposition of town rates. In such cases the

tenant derives undoubted benefit from lighting, water supply, sanitation, cemeteries, and such like, for the land is in reality a portion of the shop.

How different the case of a farmer living out of sight of town lamps or gas, unaffected by the efficiency of its drains or sewers, and already paying for his supply of water in his annual rent.

Definition of a "town park."

243. From the evidence received from persons at present in occupation of farms subject to these urban rates, I think a satisfactory limitation to the reach of such rates might easily be made on some such terms as these:—

All lands other than "town parks" shall be exempt from urban rates.

Any holding adjoining or near to any city, town, or village which bears an increased value as accommodation land over and above the ordinary letting value of such land occupied as a farm, and is in the occupation of a person living in such city, town, or village, or the suburbs thereof, shall be termed a "town park."

Summary of recommendations, re-taxation, and rating.

244. The recommendations of the various classes interested in agriculture in Bedford, Huntingdon, and Northampton counties, with respect to taxation and rating, may be thus summed up:—

1. Under present conditions land is unduly burdened, and the incidence of taxation is unjust.
2. All taxes and rates relating to the maintenance and support of the poor, lunatics, elementary education, health, and police should become national and imperial matters, and should be distributed amongst all classes according to the use they make of them and benefit they derive from them. The roads should be kept up by those who use them.
3. The present system of assessment should be abolished, and income tax should become the basis of calculation. Personal property of every sort should be made to contribute in equal proportion to realty.

XVII.—The Castor and Ailsworth Open Fields.

A description of the peculiar circumstances attending the occupation of the Castor and Ailsworth open fields and the scheme submitted for their enclosures.

245. No report referring to agricultural depression in Northamptonshire could be called complete without some allusion to the condition of affairs existing among the occupiers of the Castor and Ailsworth open fields.

These two villages lie about five miles west of Peterborough, and are easily reached from Wansford or Castor railway stations. They are surrounded by the open "fields" now to be described.

The total area of the "fields" was stated to me as 4,865 acres, arable and pasture, exclusive of 380 acres of common land. The pasture land borders upon the River Nene and is liable to flood. It is cut for hay year after year, and owing to the absence of fences and number of occupiers, it is not easy to conceive how any other system could be pursued. At the time of my visit some of the crop was being cut, some in process of manufacture, and some being carried. Considering that the soil is rich alluvial and that the season was highly favourable for grass, the crops were wretched—certainly the worst I saw in the three counties.

The rest of the land lies to the north of the railway. The soil varies, but it is mostly of a turnip and barley description, and therefore considered to be well suited to support its cultivators even in these times. When viewing these lands I was accompanied by the Rev. Mr. Hopkinson, of Sutton Grange, Wansford, himself a large farmer, an owner of property in the immediate neighbourhood, and a victim to many of the drawbacks which the open-field system brings in its train. Further particulars I obtained from Mr. FitzJohn of Castor, Mr. Stokes of Warmington, Mr. Carter of Ailsworth, and Mr. Percival.

The 4,865 acres arable and pasture are divided into about 5,000 different plots, but are all in the occupation of 14 farmers. There is a map of the "fields," but no guide to it. The farmers trust entirely to memory, instinct, and the knowledge possessed by the labourers reared on the spot. The labourers recognise the plots by the variety of crop growing, the character and style of the cultivation, occasionally the distance from some untilled spot or landmark. It has happened before now that on the death of some well-informed labourer, certain plots were completely lost, at any rate they could not be identified by the rightful owner and no doubt accidentally went to swell up the acreage of a neighbour. The plots, strips, or lands correspond exactly with the "selions" of the Isle of Axholme in appearance, but there is this immense difference. In "the Isle," the farmers hold small acreages in little pieces, but at Castor we have 14 farms occupying an average of 347 acres apiece, each farm broken up into an average of 350 particles.

Mr. FitzJohn, for instance, rents 200 acres arable. It is divided into 194 pieces scattered over an area of four miles by three. Mr. FitzJohn's farm catalogue begins thus:—

	A.	R.	P.
" 1. Headland in Splash	0	2	8
" 2. Two lands up Hill	0	2	34
" 3. Three lands on Mill Road	1	0	18
" 4. One land up Hill	0	1	8

and so on and on.

The common land is not separate or apart from the rest, but "mixed up here and there all over the place."

There are 4 arable fields: (*a*) for corn after clover; (*b*) for turnips, potatoes, or fallow; (*c*) for corn after roots or fallow; (*d*) for clover after corn.

After the harvest the whole of the corn stubbles and young seeds are "*open*," and the stock roams at large. Every occupier of a cottage having a common right attached has the power to put two cows, one calf, and 10 sheep on the "open" land during the autumn and early winter months, free of charge. A common right may be hired for one year, price 10*s*.

In consequence of this extraordinary system, the 14 farmers are forced to farm on the same rotation; should any of them sow a catch crop in autumn on the stubbles, the stock of the commoners have full liberty of access unless the plot is specially fenced off for the time being. During the "open" time there can be no such thing as "trespass" on the corn or seed fields.

A badly-farmed plot damages those near to it by seeding it with weeds, and one careless or failing farmer may, by his misdeeds, defeat the plans and destroy the prospects of the rest of the fraternity.

"Disputes," it was stated, "are always taking place owing to the want of fences, "and as things are, there is no possibility of coming to any satisfactory conclusion." The crops growing on this useful soil were miserable, and yet Mr. FitzJohn assured me they were the best he had seen for years. All the witnesses agreed that "the "wretched appearance of land and crops was due to the open-field system, and the "utter impossibility of farming satisfactorily or profitably under such conditions." To anyone with the slightest knowledge of practical undertakings, the truth of this judgment must be apparent.

A scheme for enclosing these lands has already been submitted, for their consideration and approval, to the Board of Agriculture, and I was informed that a favourable reply has been received. The chief difficulty in carrying out redistribution, in conjunction with enclosure, will arise from the fact of some plots being foul while others are clean; some in bad condition, others in good heart. The land belongs to three or four different owners, and the best course to pursue, in the opinion of the six gentlemen who discussed the matter with me, would be, that each proprietor should have his acreage put together *en bloc*, and then re-arrange matters with the tenants, assisted, if need be, by an arbiter. These open fields, and this promiscuous manner of farming, are remnants of olden times, which should be promptly obliterated, for they can only be regarded as scenes of confusion and disorder in the hands of a naturally tidy, methodical, and orderly race of people.

XVIII.—General Remarks and Conclusion.

Deceptive appearance of the district during last summer.

246. To the mind of the cursory traveller who sees, but does not always perceive, nothing could have been more deceptive or misleading than the outward appearance of a large proportion of Bedford, Huntingdon, and Northampton counties at the time of my visit. Following upon a year of great drought, and favoured by suitable weather, the crops bore a luxurious appearance, the pastures were thickly clad with richest verdure, and as a rule the fallows were remarkably clean and in beautiful tilth.

The better class soils revelled in the legacy of unexhausted fertility, handed down from 1893, and stimulated by the successful efforts of 1894. Northamptonshire, five weeks before harvest, had cried out "enough." Northamptonshire, a week before harvest, groaned "too much." The abundance of good things had degenerated into a surfeit, and driving about from place to place, the eye rested on all sides upon lodged corn and twisted straw.

To have judged of the vitality of agriculture, its past sufferings, or its present prosperity, from sights such as these, or to have attached anything more than passing

importance to them in the preparation of a report upon the consequences of agricultural depression, would have been, in the first place, grossly unfair to the owners and occupiers of land in these parts, and in the second place, entirely misleading to the Commissioners for whose information the report is compiled.

247. The fair prospect of 1894 up to the break of the weather was bought with a price. and now that an unusually expensive harvest is past and over, and the true tests of an agricultural year—the threshing machine and corn market—have pronounced their verdict, many, I fear, and sore must have been the disappointments, for the yield is normal, the quality inferior, and the price execrable beyond all former experience.

1894 a year of bitter disappointment.

248. The truth, as told and proved to me in the plainest manner possible by farmers and landowners, is that agricultural depression, as first reported upon by Mr. Druce, and now the subject of my report, has performed feats and displayed powers of ruinous and ruining energy most difficult to describe and even more difficult to comprehend.

The ruinous energy of this agricultural depression.

Even in the very best districts there have been failures and everywhere great loss of capital has been sustained. The heavier the soil and the greater the proportion of arable to pasture, the more serious has been the depression.

249. Four classes of farmers have weathered the storm in so far that an outward appearance of prosperity is kept up:—1. Those with private means. 2. Those engaged in other business, or who combine with farming, dealing, or agencies. 3. Those who occupy land near towns and take advantage of their position by selling milk, potatoes, vegetables, hay and straw. 4. Those who have not put their eggs too much in the wrong basket—corn-growing.

The classes which have suffered least.

Grass farmers, Fen farmers, market gardening and dairy farmers have done best of all. Probably a few of these have succeeded in saving a little money, but the most that could with assurance be said is, they have not lost, taking the period of 15 years as a whole.

250. With these few exceptions (and I am almost acting upon my own responsibility in treating them as such), everybody engaged in agriculture has lost money. The loss has been felt by men with private means in many cases, most of all, for they have kept up their labour bills and striven by good and liberal management to cultivate the soil to purpose—it has proved a throw away of good money. Here is an excellent example. A gentleman supplied me with statements of his profit and loss for the last six years, but as no details were given, I did not place them in Appendix C. The farm measures 326½ acres; 131½ grass. The soil is medium in staple, in prime condition, and perfectly clean. I personally examined every field. In 1888–89 there was a profit of 23*l.* 18*s.* 1*d.* Since then, there have been five years of uninterrupted loss, amounting in the aggregate to 419*l.* 19*s.* 7*d.* Given a fair price for agricultural produce and this farm will yet pay for cultivation. On the other hand, let prices remain as at present, and either the bulk of the labourers must go, or the landlord must forego 50 per cent. of his rent.

General consequences of the depression.

The change from tillage to pasture is making remarkable progress. On all sides it is agreed that the plough must be thrown aside and expenditure reduced to the lowest possible figure. The pity is that the change was not made years ago. Ever since wheat fell below a certain figure, corn-growing farming has been conferring benefit upon only one of the three interested classes—*e.g.*, the labourer. Except in certain districts where he is little required now, and generally speaking from scarcity of regular employment, he has not suffered at all; but now the time is fast drawing nigh when the announcement that he is no longer required must be expected. Wheat at 6*d.* to 8*d.* per stone, and employment at a living wage on the old system of farming, cannot be reconciled and cannot go on.

251. The sole causes of depression in the arable portions of this district are *low prices of corn, caused by importations from abroad, and unremunerative prices for beef and mutton, again caused by foreign importation.* Proceeding from inability to compete with the foreigner invited and encouraged by Free Trade and protected by preferential railway rates in our own country, and aggravated by a mysterious antipathy to give up the old mode of farming and take up one wherein there is less likelihood of losing and more probability of winning, calamitous loss of capital has ensued, and this must be regarded as having accelerated in a marked degree the downfall of farmers. Bad seasons there have been, but foreign competition, over-production, Free Trade and low prices the outcome of the three, have benumbed those recuperative powers which often-

The sole causes of depression.

times in past history rescued the British farmer from the results of calamitous years and restored him to a condition of prosperity.

Grazing farmers have been struggling against three things: the consequences of 1879, which rotted their sheep and deteriorated their pasture; a scarcity of stores and a superfluity of fats; dear purchases and cheap sales.

Distress may be alleviated and justice done in many ways already explained.

252. Some of the recommendations contained in former pages of this report strike me as worthy of very careful consideration. None of them can cure, but all of them will contribute to the alleviation of depression. Moreover, generally speaking, they point either to alterations of laws which landowners and farmers think should in justice to agriculture have been made long ago, or to burdens upon land which never should have been imposed.

But were every one of these recommendations acted upon and accomplished to-morrow, it does not necessarily follow that British agriculture on the old system and in the proper meaning of the term, would thereby be rendered profitable, with the value of produce at present prices. If I dare offer an opinion from what I saw and heard I would say that unless some way of raising prices can be discovered, the tenant farmer of our corn-growing counties, can only be preserved at the expense of the landlord, the labourer, and the nation at large. The landlord must submit to still lower rents, many of the labourers must reconcile themselves either to live without employment or go elsewhere, and the burdens now resting on land must be transferred to a certain extent to other shoulders. The glorious old system whereby labour was lavished on land in order to feed a hungry nation has evidently broken down, not through any fault of its own or of those who carried it out, but simply from the natural development of other lands and the peculiar facilities of transit and freedom of trade extended by Great Britain and Ireland to the world at large.

Under a quiet, natural, self-supplying, self-supporting, and economical system of husbandry, breeding what we feed and feeding what we breed, our land may still be made to pay a fair rent, give a certain amount of employment, and leave a reasonable profit to those who have capital in abundance, with brains and energy to use it aright.

Conclusion.

253. The Commissioners will, I am sure, allow me, in the concluding paragraph of this lengthy report, to return to the many kind friends I made in Bedford, Huntingdon, and Northampton, my most sincere and heartfelt thanks for the generous manner in which they received and assisted me during my sojourn among them. Nor can I forget the services of the Press, and the great encouragement that I received from them all through my labours. My special thanks I hereby tender to the committees of the Bedfordshire Agricultural Society and Mr. Swaffield, its secretary, the Huntingdonshire Agricultural Society and Mr. Dilley, the Northamptonshire Agricultural Society and Chamber of Agriculture, with Mr. Lovell and Mr. T. A. Woods, their secretaries, for the able manner in which they selected my witnesses and co-operated with me all along the line.

I am, your obedient servant,

R. HUNTER PRINGLE,

Assistant Commissioner.

APPENDIX.

APPENDIX A. I.

TABLE showing ACREAGE OCCUPIED by VARIOUS CROPS and QUANTITY of LIVE STOCK under different Heads in the Counties of BEDFORD, HUNTINGDON, and NORTHAMPTON in 1880 and 1893. Figures taken from Mr. Druce's Report, 1880, and Agricultural Returns, 1893. (*See* paras. 125, 130.)

—	Bedford.			Huntingdon.			Northampton.			Totals for Three Counties.			
	1880.	1893.	Increase or Decrease.	1880.	1893.	Increase or Decrease.	1880.	1893.	Increase or Decrease.	1880.	1893.	Increase or Decrease.	Increase or Decrease.
Crop.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Per cent.
Wheat	47,611	35,858	− 11,753	43,703	30,495	− 13,208	69,425	44,459	− 24,966	160,739	110,812	− 49,927	− 31·0
Barley	32,319	24,271	− 8,048	25,947	21,538	− 4,409	57,842	48,952	− 8,890	116,108	94,761	− 21,347	− 18·3
Oats	10,736	19,507	+ 8,771	10,719	13,523	+ 2,804	21,562	25,969	+ 4,407	43,017	58,999	+ 15,982	+ 37·1
Rye	302	285	− 17	122	343	+ 221	234	195	− 39	658	823	+ 165	+ 25·0
Beans	13,312	9,576	− 3,736	9,316	6,010	− 3,306	14,774	8,686	− 6,088	37,402	24,272	− 13,130	− 35·0
Peas	5,598	4,733	− 865	5,999	3,899	− 2,100	5,922	5,640	− 282	17,519	14,272	− 3,247	− 18·5
Total under:— Corn crops	109,878	94,230	− 15,648	95,806	75,808	− 19,998	169,759	133,901	− 35,858	375,443	303,939	− 71,504	− 19·0
Green crops	31,810	32,151	+ 341	20,223	19,719	− 504	38,090	37,631	− 459	90,123	89,501	− 622	− ·69
Clover or rotation grasses.	20,696	20,230	− 466	17,311	19,808	+ 2,497	35,344	34,678	− 666	73,351	74,716	+ 1,365	+ 1·8
Perm. grass	81,090	97,242	+ 16,152	60,412	81,762	+ 21,350	290,530	338,952	+ 48,422	432,032	517,956	+ 85,924	+ 19·8
Bare fallow or uncropped arable.	16,901	13,080	− 3,821	15,757	13,365	− 2,392	25,393	13,362	− 12,031	58,051	39,807	− 18,244	− 31·4
Stock.													
Agric. horses	12,082	12,338	+ 256	10,969	12,072	+ 1,103	21,998	22,834	+ 836	45,049	47,244	+ 2,195	+ 4·8
Cattle	31,552	35,452	+ 3,900	28,313	33,299	+ 4,986	113,035	122,679	+ 9,644	172,900	191,430	+ 18,530	+ 10·7
Sheep	152,084	119,575	− 32,509	155,059	111,830	− 43,229	457,412	441,317	− 16,095	764,555	672,722	− 91,833	− 12·0
Pigs	28,526	23,699	− 4,827	17,475	17,953	+ 478	29,595	24,296	− 5,299	75,596	65,948	− 9,648	− 12·7

Total acreage under all kinds of crop, bare fallow, and grass:—

	1880.	1893.
	Acres.	Acres.
Bedford	260,375	257,203
Huntingdon	209,662	210,865
Northampton	559,117	558,839
	1,029,154	1,026,907

APPENDIX A. II.

CLAUSES with REFERENCE to CROPPING, CULTIVATION, and SALES. (*See* paras. 48 and 52.)

No. 1.

To use, treat, crop, cultivate and manage the arable land in a neat, proper, careful, and husbandlike manner in every respect, and to keep the same in a progressive state of improvement, and not permit any voluntary or permissive waste, spoil, or destruction, and not at any time to take more than two successive white strawed crops, and in the last year of tenancy to leave not less than one-fifth part of the arable land in fallow or green crops, and also in the last year to leave at least one-fifth of the arable land in proper course, rotation, and condition, to be sown with wheat by the landlords.

Subject to a proviso, whereby the agent may give power to sell, in writing.

Not to move or suffer to be removed off the premises hereby demised any fodder, hay, straw, chaff, colder, roots, or other green crops, but to convert the same into manure in each year, and at the determination of the tenancy to leave the manure on the premises without any compensation for the same (except for the labour thereon), unless it shall appear by the Tenant's Inventory or original Agreement that he paid for the manure on his entry, in which case he shall be entitled to receive from the landlords the value of the manure left on the premises arising from the crops of the last year but one of the tenancy calculated upon the principle on which the manure was valued to him on his entry, and during the last year of the tenancy to leave such fodder, hay, straw, chaff, colder, roots, and other green crops as are unconsumed at the expiration of the tenancy for the benefit of the landlords, to be taken by valuation at a consuming price in the usual way, and the tenant shall pay the landlords, or their agent, an additional rent of 5*l.* (payable and recoverable the same as the above additional rent of 30*l.*) for every load of manure, fodder, hay or straw removed or sold off the premises, and the outgoing tenant is to thrash the produce of the last year's crop at reasonable and convenient times so that the stock of the landlords may be properly supplied with litter and fodder.

No. 2.

Pay for fixtures, hay, straw, tillages, and exhausted interest.

To take by valuation the tenant's fixtures upon the premises if required by the landlord to do so, and pay in like manner for all hay, straw, and tillages, belonging to the outgoing tenant, and for his unexhausted interest

in cake, corn, or manure used by him upon the farm, to which he may be entitled.

To cultivate the land in a good and husbandrylike manner, and not to grow more than two white straw crops in succession, and to have one-fifth of the arable land in fallow in each year.

Not to mow any of the grass land more than once in each year and not more than half the grass land in any one year.

To stack all the hay and corn upon the farm.

Not to fold off the land.

To spend all the dung and roots upon the farm, except not more than five acres for every hundred acres of arable land, which proportion he may plant with potatoes, onions, or carrots, and sell the produce, upon bringing back and using upon the said farm one-third the value thereof in dung or good artificial manure.

To consume upon the farm all the hay, clover, and straw grown thereon, except that he shall be at liberty to sell such portions thereof as he may think fit (except the crop of the last year which he shall leave upon the premises,) on condition that he shall purchase and use upon the farm after such produce has been sold and delivered an equal money value of dung or artificial manure, or cake or corn to be consumed by cattle or sheep, and that he will keep a book showing these transactions, which shall be submitted to the landlord or his agent every Lady Day and Michaelmas Day in each year and at such other times as may be desired.

To leave on quitting the farm not less than one-fifth part of the arable land for fallow, ploughing the same not later than January 31st in the last year unless especially desired by the landlord or his agent in writing not to do so, and at the proper season to dung, cultivate, till, and sow the same with turnips, mangel-wurtzel, or kohl-rabi, where the land is suitable, and where not suitable to till and clean the land as a naked fallow, or sow tares to be eaten off green, also to sow the arable land in the early spring with clover, trefoil, or other grass seeds on such an acreage not exceeding one-fifth and of such descriptions as the landlord or incoming tenant may desire, not to feed such seeds after harvest but protect them, he being paid for his outlay upon the same by valuation by the landlord or incoming tenant.

To leave in the last year one-tenth part of the arable land in clean clover ley and one-tenth part pea or bean stubble.

To give up on September 1st, in the last year of his tenancy, the whole of the land on which corn has been grown, as well as the clover leys on being paid the sum of one shilling per acre for the same.

To give up on September 1st, in the last year of his tenancy, all the dung then upon the farm free of charge, except as provided in clause 30.

No. 3.

That the tenant shall manage and cultivate the lands and grounds hereby agreed to be let, in a good and husbandlike manner; and not grow white corn crops more than twice in succession on the same land.

That the tenant shall not sell, remove, or dispose of any mangold wurtzel, turnips, or other green crop, hay, clover, straw, dung, compost, or other manure, except by written permission from the landlord or his agent, from off the said premises, which shall be grown or made thereon; but shall annually consume with cattle, and convert into good manure all such produce, and spread and bestow the same in a husbandlike manner; and on quitting, leave thereon all the manure and unconsumed straw of the last year's produce on some convenient part of the said premises, for the use of the landlord or his incoming tenant, without payment or compensation of the same (except labour on filling, carting, or spreading of the manure).

No. 4.

Farm, cultivate, manure, and manage in each year of the tenancy the whole of the land in a good and husbandlike manner according to the most improved system of husbandry followed in the district, to keep the whole in good heart and condition, clean and free from weeds, and so leave the same and on no account to sow any of the land with any prejudicial crop or pernicious seeds. Not more than half the clover grown to be allowed to stand for seed in any one year and none in the last year of the tenancy. Cultivation.

Keep a sufficient flock of sheep and fold the same on the said premises where most needed.

Not break up any meadow or pasture land or pare or burn the turf or soil without the written consent of the landlord first obtained, nor mow more than one-half of that usually mown in any one year nor such part oftener than once in such year or at any other than the usual time of mowing and before any part shall be so mown two years in succession shall dung or manure the same in a husbandlike manner.

Spend and consume by cattle or otherwise on the holding all the green crops, hay, straw, and stover which shall arise therefrom and not remove any corn in the straw, and use and bestow on the holding all the muck, dung, manure, and compost produced thereon except as follows:—

The tenant to have liberty to sell off any portion, not exceeding one moiety of the clover, hay, and wheat straw grown in any year (except the last year of the tenancy) on bringing back within three calendar months from the sale thereof, and spreading and spending on such part of the holding as shall most require the same, good rotten dung or guano, bones, or lime of the value of 30*s.* for every load of hay so sold as aforesaid, and of the value of 15*s.* for every load of straw so sold as aforesaid, or at the tenant's option the amount received by such sales may be expended in the purchase of linseed or decorticated cotton cake of good quality to be consumed by stock upon the farm. The tenant to keep, and if required produce, true accounts and vouchers with particulars of the lands and crops to which such manures applied. Sale of hay and straw.

Leave at the expiration of the tenancy a proper and usual quantity of the arable land in fallow properly cultivated, and such portion as is suitable manured and sown with roots. And also in the same year leave a proper quantity of land in clover or other artificial grass sown with the spring corn of the last year, and not depastured or fed after harvest, and also a proper proportion of the land in due course for a wheat crop. Such proportions to be in accordance with the best system of husbandry followed in the district. Should the tenant not so cultivate the farm during the last year of the tenancy in a husbandlike manner, the landlord reserves to himself the right to enter and sow the young seeds with the spring corn, also to make the fallows and to cultivate any land from which a crop has been taken with a view to prepare it for the incoming tenant, but this reservation is not intended to relieve the tenant from his obligation to manage the holding properly. Outgoing cropping.

APPENDIX A. III.

Compensation for Improvements and Unexhausted Manures, provided by Agreements in use in certain parts of Bedford, Huntingdon, and Northampton. (*See* para. 49.)

No. 1.

To be satisfied to receive on quitting for tenant right according to the scale hereto annexed, and for labour on dead fallows on land which is not adapted for the growth of root crops, provided the land has been properly and sufficiently ploughed, cultivated and tilled.

No rent, rates, or taxes to be allowed unless the same were paid for by the tenant on entering the farm, and appear in the inventory or original agreement on entry.

To allow the landlords to enter during the proper season upon the last white straw crop of the outgoing

tenant, and sow the same with grass seeds without any compensation for the same, but the outgoing tenant shall be paid as an act of cultivation for the labour of harrowing or drilling the seeds, and he is not to stock the seeds after harvest.

SCALE of COMPENSATION referred to in CLAUSE 9.

—	After one Root Crop.	After one Root and one Corn Crop.	After one Corn Crop.	After two Corn Crops.	On Permanent Pasture. Grazed.	On Permanent Pasture. Mown.
Bones. Undissolved and not less than $\frac{1}{4}$ inch.	Two-thirds of cost price.	One-third of cost price.	Half of cost price.	Nil.	After 1st year $\frac{4}{5}$, „ 2nd „ $\frac{3}{5}$, „ 3rd „ $\frac{2}{5}$, „ 4th „ $\frac{1}{5}$ of cost price.	After 1st year $\frac{3}{5}$, „ 2nd „ $\frac{2}{5}$, „ 3rd „ $\frac{1}{5}$ of cost price.
Clay, Marling, and Chalking	After 1st year the whole of cost, „ 2nd „ $\frac{7}{8}$ of cost., „ 3rd „ $\frac{6}{8}$ „, „ 4th „ $\frac{5}{8}$ „	After 5th year $\frac{1}{2}$ of cost., „ 6th „ $\frac{3}{8}$ „, „ 7th „ $\frac{1}{4}$ „, „ 8th „ $\frac{1}{8}$ „				

—	After one Root Crop.	After one Corn Crop.	On Permanent Pasture. Grazed.	On Permanent Pasture. Mown.
Purchased Artificial or other Manures.				
Nitrate of soda and sulphate of ammonia.	Nil.	Nil.	After one year $\frac{1}{6}$	Nil.
Superphosphate of lime -	$\frac{1}{3}$	Nil.	„ „ $\frac{1}{3}$	Nil.
Rape cake and bones reduced below $\frac{1}{4}$ inch.	$\frac{1}{2}$	$\frac{1}{4}$	After 1st year $\frac{3}{4}$, „ 2nd „ $\frac{1}{2}$, „ 3rd „ $\frac{1}{4}$	After 1st year $\frac{1}{2}$, „ 2nd „ $\frac{1}{4}$.
Soot - - - - -	$\frac{1}{3}$	$\frac{1}{4}$	„ 1st „ $\frac{1}{2}$, „ 2nd „ $\frac{1}{3}$	„ 1st „ $\frac{1}{3}$.
Guano containing not less than 12 per cent. of ammonia.	$\frac{3}{4}$	$\frac{1}{3}$	„ 1st „ $\frac{1}{2}$, „ 2nd „ $\frac{1}{3}$	„ 1st „ $\frac{1}{3}$.
Farm yard or stable manure purchased.	$\frac{2}{3}$	$\frac{1}{2}$	„ 1st „ $\frac{2}{3}$, „ 2nd „ $\frac{1}{3}$	„ 1st „ $\frac{1}{2}$.
Other Artificial Manures not specified.	To be allowed for according to value by analysis (to be produced to the valuers) upon the basis of the above scale.			
Feeding Stuffs.				
Linseed, rape and cotton cake, linseed peas, beans and malt combs purchased.	$\frac{1}{3}$ of cost price in last year.	$\frac{1}{6}$ of cost price in last year but one.	*or,* half the last year's consumption not exceeding the average consumption of the two previous years.	
Barley, wheat, oat, maize, or other feeding stuffs purchased.	$\frac{1}{6}$ of cost price in last year.	$\frac{1}{12}$ of cost price in last year but one.	*or,* a quarter of the last year's consumption not exceeding the average consumption of the two previous years.	
Drainage - - -	Landlord to find tiles and tenant to be paid on the ten years' principle for labour and carriage.			

FURTHER AGREEMENTS.

After the expiration of the tenancy the amount to be paid by the landlords to the tenant on his quitting the farm, and any amonnt to which the landlords may be entitled from the tenant from any breach or non-performance of any of the terms and conditions hereinbefore mentioned, and of every other matter of dispute respecting the clauses herein contained or the subjects thereof, or the terms of tenancy, or in any way connected with or arising out of the letting of the said farm, to be settled by arbitration in conformity with the provisions of sections 9 to 25 of the Agricultural Holdings (England) Act, 1883.

No. 2.

Payment on quitting.

To pay, on the tenant quitting, the amounts awarded for the hay, clover, and straw, at a consuming price and for the tillages and seeds sown as well as for the unexhausted improvements specified below (and those only) as well as for all fixtures which were taken by valuation, and for such other tenant's fixtures as shall have been placed by the sanction of the landlord or his agent in writing.

Unexhausted manure.

To pay the tenant, on quitting, for dung, or good artificial manure, cake or purchased corn used upon the farm in excess of that brought thereon in lieu of hay, straw, or roots sold off the farm on the following scale:—For dung or good artificial manure where no crop has been taken, a sum to be fixed by arbitration not exceeding the full value expended; where only one crop has been taken since its application, a sum to be ascertained in like manner, not exceeding one-third the value thereof. A sum not exceeding one-third the value of cake or purchased corn consumed upon the farm by cattle, sheep, or pigs, where no crop has been taken or the manure made therefrom has not been used; and an amount not exceeding one-sixth of the outlay where one crop has been taken; but in no case shall compensation be paid where in a course of good husbandry the manure made by such cake or corn should have been previously used upon the farm and provided that the quantity of cake, corn, or manure claimed to be compensated for on quitting shall not exceed in either of the years in respect of which compensation is claimed the average of the three preceding years or other less number of years for which the tenancy has existed, and provided also that after

Provision as to quantity of cake and corn or manure used.

receiving notice to quit the tenant shall given written notice to the landlord or his agent of all manure he purposes to use, and give one or both of them information of the cake and corn he is consuming.

Dilapidations.

When any valuations shall be made of the hay, straw, tillages, and unexhausted improvements at the end of the tenancy the person or persons making such valuation shall also take into consideration the state, condition, and usage of the farm and premises, and determine whether the tenant has carried out all the terms and conditions before mentioned, and whether the farm is then in a clean and creditable state, and if not shall determine what sum of money shall be paid.

No. 3.

Allowances.

Scale of allowances (excepting cartage in all cases) to be made to the outgoing tenant on quitting the said premises by the landlord or his incoming tenant, (the bills being produced) :—

1st. *For Draining.*—When the landlord has given tiles and the tenant done the labour, the allowance shall be upon a five years' principle; or upon a ten years' principle, when the tenant has found both tiles and labour; provided the same has been done with the consent and to the satisfaction of the landlord or his agent, an account in writing being rendered to the landlord or his agent, at every Michaelmas Day, of all the draining done in the preceding year.

2nd. *For Lime.*—On a five years' principle.

3rd. *For Bones* properly and beneficially used in the year preceding the end of the tenancy, for turnips, or other green crop, the whole of the cost if used dry, and three-fourths if dissolved in acid.

4th. *For Guano*, or other well-known and approved artificial manure, properly and beneficially used in the year preceding the end of the tenancy, for turnips, or other green crop, consumed on the ground where grown, by sheep, two-thirds of the cost, but when the crop has been drawn and consumed in the yards by cattle, one-half of the cost price.

5th. *Cake.*—Half the cost price of linseed or other well-known cake consumed upon the farm during the year preceding the determination of this agreement; provided the quantity used does not exceed the average of the last three years.

6th. *Seeds.*—The cost price of all grass and clover seeds sown during the spring previous to quitting, and all labour upon the same provided the same have been properly sown and not stocked later than the 29th day of September, and that by sheep only, and not unfairly stocked previous to that date.

7th. *Summer Fallows.*—To be allowed for according to the custom of the country, the quantity not to exceed one-fifth of the arable land.

No. 4.

Schedule of Allowances.

Outgoing allowances.

On quitting, the tenant to be entitled to the following allowances :—One-half of the cost (exclusive of carriage) of all linseed, rape, or cotton cakes consumed by cattle or sheep (but not horses) on the holding during the last year of the said tenancy from which no crop of corn, potatoes, hay, or seed, or any other exhausting crop has been taken, the total outlay not to exceed the average outlay for the two preceding years, but no allowance to be made in respect of cake or of artificial manure brought on in lieu of hay or straw sold off, nor in respect of any cake the benefit of which the tenant may obtain in the valuation of the root crop the produce of the last year.

Note.—No mention of bones.—R. H. P.

For unconsumed hay, straw, stover, haulm, chaff, cavings, and root crops, the produce of the last year, the spending value. Labour to fallow land (provided it be not excessive in quantity and properly done), but not for rent or taxes thereon. Labour to manure not applied for any crop. Young seeds (where not provided by the landlord) sown in due course in last year, but not having been stocked or fed.

In the event of the tenant having within seven years of the termination of his tenancy made any outlay in chalking, marling, or claying land (with the consent in writing of the landlord or his steward) he is to be entitled to compensation based upon the amount of such outlay properly made and vouched less a deduction of one-seventh part thereof for each year while the tenancy continues after the outlay is made.

Use of barns, &c.

The tenant is to have the use of such part of the barns and stackyards as may be necessary for thrashing and dressing the last year's crop of corn until the 25th March after the expiration of the tenancy, one-half of such corn to be thrashed before the 25th December in order to afford the incoming tenant a continuous supply of straw. This clause is not intended to apply to the farm house, which is to be given up with the remainder of the holding on the 29th September.

The object of this agreement being *inter alia* to give the tenant liberty of management and at the same time secure reasonable protection to the landlord, it is hereby expressly agreed on the part of the tenant, that at the termination of the tenancy it shall be left to the valuers or the umpire herein-after mentioned to determine whether the land, fences, buildings, or any part of the holding is left in a state detrimental to the interest of the landlord or incoming tenant, and what sum of money shall be paid by the tenant to reasonably compensate the landlord or incoming tenant therefor, such compensation to be calculated solely upon the basis of what it would cost to put the holding into a proper state fit for the occupation of a succeeding tenant, any amount so determined to be deducted from the outgoing valuation to which the tenant may be entitled, but should it exceed the sum to which the tenant may be so entitled, the balance shall be recoverable by the landlord or incoming tenant (at the landlord's option only) by action at common law or otherwise.

Arbitration.

And that should any dispute or difference arise as to the valuations on quitting, and for compensation or otherwise to be made in pursuance of the provisions herein contained, or as to the non-fulfilment or true construction of any of the clauses of this lease, such dispute or difference shall be settled by a reference to two valuers or their umpire in the usual way. Should either landlord or tenant, after seven days' written notice from the other fail to appoint a valuer, the single valuer shall proceed to make the valuation and his award be final and binding.

APPENDIX A. IV.

1. Particulars of Remissions of Rent given to the Tenant of a Bedford Farm of 260 acres. ⅔ arable. (Para. 28.)

Year	Rent Day.	Remission.	Year.	Rent Day.	Remission.	Year.	Rent Day.	Remission.
		Per cent. on half-year.			Per cent. on half-year.			Per cent. on half-year.
1879	June -	None.	1884	June -	Rent permanently reduced.	1889	June - -	25
„	December -	20	„	December -		„	December -	20
1880	June -	20	1885	June -	25	1890	June - -	20
„	December -	None.	„	December -	None.	„	December -	20
1881	June -	10	1886	June -	30	1891	June -	15
„	December -	None.	„	December -	20	„	December -	20
1882	June -	10	1887	June -	30	1892	June - -	20
„	December -	None.	„	December -	20	„	December -	30
1883	June -	10	1888	June -	30	1893	June - -	30
„	December -	None.	„	December -	20	„	December -	30

	£	s.	d.
Assessment in 1882 - - - - - -	381	10	0
Reduced in 1885 - - - - -	329	15	0
Now (1894) stands - - - - - -	298	15	6

	£	s.	d.			
Half-year's rent paid December 1893	178	2	9			
„ „ due June 1894	178	2	9	356	5	6

2. Amounts Paid for Rates by Same Farm. (Para. 28.)

1882–3 to 1893–4.

Year.	Amount paid.	Year.	Amount paid.
	£ s. d.		£ s. d.
1882–3 - - - -	54 0 10	1888–9 - - - -	38 9 4
1883–4 - - - - -	57 3 10	1889–90 - - - -	39 15 10
1884–5 - - - - -	60 8 0	1890–1 - - - -	43 19 4
1885–6 - - - - -	47 13 8	1891–2 - - - -	35 14 4
1886–7 - - - - -	41 6 6	1892–3 - - - -	32 19 4
1887–8 - - - - -	47 13 8	1893–4* - - - -	16 9 8

* For half-year.

3. Comparison of Rents and Assessment on a Farm where no Permanent Reduction of Rent has been made. Bedford County. (Para. 28.)

Year.	Rent.	Remission.	Rent Paid.	Assessment	Excess of Assessment over Rent Paid.
	£	Per cent.	£ s. d.	£	£ s. d.
1883 - -	1,256	None - - -	1,256 0 0	1,256	—
1884 - - - -	1,256	10 per cent. on half-year	1,193 4 0	1,256	62 16 0
1885 - - - -	1,256	12½ per cent. on year -	1,099 0 0	1,256	157 0 0
1886 - - -	1,256	15 „ „	1,067 12 0	1,256	188 8 0
1887 - - -	1,256	15 „ „	1,067 12 0	1,256	188 8 0
1888 - - -	1,256	15 „ „	1,067 12 0	1,256	188 8 0
1889 - - -	1,256	15 „ „	1,067 12 0	1,256	188 8 0
1890 - - -	1,256	15 „ „	1,067 12 0	1,256	188 8 0
1891 - - -	1,256	15 „ „	1,067 12 0	1,256	188 8 0
1892 - -	1,256	15 „ „	1,067 12 0	1,256	188 8 0
1893 - - - -	1,256	25 „ „	942 0 0	1,256	314 0 0
1894 - - -	1,256	25 „ „	942 0 0	1,256	314 0 0
	15,072	- - - -	12,905 8 0	15,072	2,166 12 0

Excess of assessment over rent actually paid for 11 years, 1884 to 1894 inclusive = 16·7 per cent.

Rates, including poor, county, highway, and sanitary, amounted to 250*l.* 9*s.* 4*d.* in 1893, equal to 5*s.* 5*d.* per acre (922 acres) or all but 4*s.* in the £.

APPENDIX A. V.

RAINFALL at SILSOE in BEDFORD COUNTY. (*See* para. 20.)

1879 to 1893.

Year.	Total for Year.	Readings for critical months.				REMARKS BY THE KEEPER OF GAUGE.
		June.	July.	August.	September.	
	Inches.	Inches.	Inches.	Inches.	Inches.	
1879	28·96	5·08	3·10	4·88	—	Accounts for the serious consequences.
1880	31·24	—	5·70	—	—	Much damage done to crops.
1881	27·16	—	2·06	4·94	—	A bad harvest.
1882	22·95	—	2·18	1·53	—	A better year.
1883	24·38	—	2·41	1·14	—	A favourable year.
1884	18·57	—	2·43	1·70	—	Do. do.
1885	26·44	—	0·03	2·17	—	
1886	25·20	—	2·22	1·40	—	
1887	18·43	·73	0·68	1·13	3·07	Drought.
1888	26·28	—	4·28	2·79	—	
1889	28·67	—	4·42	1·99	—	
1890	21·82	—	3·77	1·45	—	
1891	30·02	—	2·40	4·53	—	
1892	25·49	—	2·67	3·67	—	
1893	25·83	—	4·36	2·75	—	1893. January, 2·20; February 3·42; March, 0·25; April, 0·18; May, 2·0.

APPENDIX A. VI.

TABLE showing QUANTITIES and VALUE of WHEAT and BARLEY grown on a farm in BEDFORDSHIRE, 1880 to 1893. (*See* para. 155.)

Year.	Acres.	Quantity grown, top and tail.	Quantity sold.	Value of Crop sold.	Value of Crop consumed.	Total Value of Crop grown.	Value of Crop per Acre.
			WHEAT.				
		qrs. bush.	qrs. bush.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1880	51	221 7	210 2	473 13 0	23 5 0	496 18 0	9 14 10
1881	47	221 3	201 3	527 14 6	45 0 0	572 14 6	12 3 8½
1882	47	197 1	194 1	426 7 6	6 0 0	432 7 6	9 4 0
1883	54	175 6	169 6	338 17 0	9 12 0	348 9 0	7 18 4½
1884	50	239 0	232 1	382 4 0	9 3 9	391 7 9	7 16 6½
1885	45	257 1	247 4	384 13 6	14 8 9	399 2 3	8 17 4½
1886	47	203 3	198 7	337 7 9	6 15 0	344 2 9	7 6 5¼
1887	44	196 0	190 4	296 16 8	8 5 0	305 1 8	6 18 8
1888	53	239 2	232 6	369 0 0	9 2 0	378 2 0	7 2 8
1889	46	185 4	176 4	284 13 6	12 12 0	297 5 6	6 9 3
1890	52	261 4	254 5	447 10 10	10 6 3	457 17 1	8 16 5¾
1891	52	242 2	239 0	413 13 6	5 12 6	419 6 0	8 1 3¼
1892	40	155 3	143 8	200 7 0	11 17 6	201 4 6	5 0 7
1893	56	171 0	168 0	227 13 10	3 0 0	230 13 10	4 2 4¾
			BARLEY.				
1880	42	189 6	167 0	340 0 6	34 2 6	374 3 0	8 18 2
1881	46	240 7	213 5	356 16 0	41 0 0	397 16 0	8 12 11½
1882	47	200 0	172 0	313 17 1	42 0 0	355 17 1	7 11 5
1883	39	180 5	150 0	344 14 9	32 8 9	377 3 6	9 13 5
1884	40	236 6	269 0	386 1 6	41 0 0	427 1 6	10 13 6¼
1885	40	212 4	189 4	314 4 0	32 1 0	346 5 0	8 13 1½
1886	45	204 0	187 0	297 18 0	21 5 0	319 3 0	7 1 10
1887	40	173 4	158 2	236 17 3	10 0 0	255 17 3	6 7 11
1888	46	224 5	207 5	309 13 0	21 5 0	330 18 0	7 3 10½
1889	34	135 0	118 0	242 8 0	21 0 0	263 8 0	7 14 11¼
1890	32	176 0	167 0	274 8 8	13 10 0	287 18 8	8 19 11½
1891	37	215 3	205 0	352 1 8	15 0 0	367 1 8	9 18 5
1892	43	239 7	230 7	338 19 4	11 5 0	350 4 4	8 2 10½
1893	31	109 0	102 0	134 13 6	8 15 0	143 8 6	4 12 6¼

FARM in BEDFORDSHIRE—*continued.*

TABLE of COMPARISON, showing YIELD and VALUE of CROPS over three periods of years, 1880 to 1893.

Period.	Wheat.			Barley.		
	Yield per Acre.	Value of Crop per Acre.	Price realised per Quarter.	Yield per acre.	Value of Crop per Acre.	Price realised per Quarter.
	qrs. bush.	£ s. d.	s. d.	qrs. bush.	£ s. d.	s. d.
1880 to 1884 - -	4 1¾	9 0 0¾	42 6	4 7	9 0 9	36 10¼
1885 to 1888 - -	4 5¾	7 10 11¼	31 10	4 6	7 6 5	30 10½
1889 to 1893 - -	4 1	6 10 7	31 7½	4 7½	7 19 6	32 3

TABLE showing YIELD and VALUE of CORN CROPS over 17 years, divided into four periods. From the books of a heavy clay farm in HUNTINGDONSHIRE.

Period.	No. of Years.	Red Wheat.			Rivets.			Barley.		
		Average Yield per Acre.	Average Price per Quarter.	Value of Crop per Acre.	Average Yield per Acre.	Average Price per Quarter.	Value of Crop per Acre.	Average Yield per Acre.	Average Price per Quarter.	Value of Crop per Acre.
		qrs. bush.	s. d.	£ s. d.	qrs. bush.	s. d.	£ s. d.	qrs. bush.	s. d.	£ s. d
877–81 -	5	2 6½	44 2	6 4 2¾	2 3¾	43 10	5 8 2½	3 0¾	37 1¾	5 14 11
1 882–86 -	5	—	—	4 16 3½	—	—	—	—	—	5 10 6¼
1887–91 -	5	—	—	6 18 6¼	—	—	—	—	—	5 16 5½
1892–3 -	2	3 7	27 2	5 4 3	3 0¾	24 7	3 16 0½	3 7¼	29 11¼	5 16 3

APPENDIX A. VII.

CHANGES in SYSTEM of FARMING. ANSWERS to QUESTION 6 of PRIVATE REPORT. (*See* paras. 126–140.)

QUESTION 6.

In consequence of agricultural depression, have you, in any way, altered your style and system of farming? If you have, please describe the alteration, and say how you are pleased with the results. Your experience and opinion are specially sought with reference to such matters as—

(*a.*) The substitution of permanent and temporary pasture for tillage and cultivation.
(*b.*) ,, ,, oats and barley for wheat.
(*c.*) ,, ,, green crops for bare fallows.
(*d.*) ,, ,, stock breeding and rearing for buying and fatting.
(*e.*) ,, ,, stock farming generally for corn growing.
(*f.*) ,, ,, dairy for dry stock.
(*g.*) ,, ,, special crops for corn and roots.

Do you think an extension of dairy farming, poultry farming, market gardening, or any special system of cropping, would be to the advantage of your district at large?

ANSWER 1.

I do not. During the summer the dairy industry is overdone. Poultry only profitable on suitable soil; market gardening the same. *I have failed to discover any system of cropping which would regularly employ capital, horses, and labour and give a fair return for investment, although I can command ample capital.*

Cultivation.—Yes. Instead of farming the land of the different farms as was done from 10 to 20 years ago, *I have sown down the outlying, poor, and hill fields to grass and sainfoin, and concentrated the capital, labour, &c. as much as possible on the better land.* This has considerably reduced the outlay for labour.

(*a.*) I do not believe it possible to make profitable grass land out of the class of land now being thrown out of cultivation.

(*b.*) I grow oats instead of wheat whenever convenient.

(*c.*) I sow fallows with mustard, and cole-seed where turnips used to be grown, as far as practicable, and feed off early with sheep.

(*d.*) Breed and rear store stock.

(*e.*) Rely on stock as far as possible.

(*f.*) *I have made a special point of the dairy during the last five years, and as I found there was too much difference between the wholesale and retail price of butter. I have for four years sent it by cart and retailed it (with eggs) once a week, the difference between the wholesale and retail price is what I rely on for profit. We use all modern appliances.*

(*g.*) With the exception of a certain acreage of seeds, contract peas, and so on, I have *failed to discover a profitable substitute for wheat on these cold clays.*

ANSWER 2.

(*a.*) Very extensively.

(*b.*) I have grown many oats instead of wheat satisfactorily.

(*c.*) Dangerous practice.

(*d.*) Sometimes one, and sometimes other pays best.

(*e.* and *f.*) Yes, especially milk.

(*g.*) Little can be done. Gardening has been tried by farmers, but is rarely successful. Poultry can only be a trifling matter. Do not believe in fancy farming.

ANSWER 3.

I have not much altered my system of farming, although I grow, perhaps, rather more oats than I used to do.

(*a.*) A certain proportion will undoubtedly have to be put down to grass, whether it pays or not. I have 46 acres of my stiffest clay-land sown down with seeds, supplied by the Duke of Bedford from a first-class firm seven years ago; it is a long way from even useful pasture, but will probably lose less money so than by growing corn upon it; still, I think most farms require one-third arable for straw during winter.

(*b.*) I think, to a certain extent, it is advisable, according to the description of land one is farming.

(*c.*) Where fallows are clean, grow a green crop, decidedly; on the clay land, for summer and autumn feed; on the sand or gravel for winter feed; but where clay land is foul, it is almost impossible to clean it without a bare fallow.

(*d.*) So much depends upon what the land is, some farms being much better adapted to one purpose than the other. I fat as many beasts as I can on the best grass, and rear as much young stock as the other will carry.

(*e.*) I believe a mixed system will beat either any one or all the others.

(*f.*) Depends upon the district.

(*g.*) No. The bottom is already knocked out of dairy farming. Poultry farming is humbug. Market gardening is very well on soil adapted to it, and in proximity to the rail, but it is the cold clay land that is suffering the most, and is altogether unfit for such a purpose.

ANSWER 4.

(*a.*) Any land that is suitable and clean should be permanently laid down. I am, this year, sowing 18 more acres for temporary pasture.

(*b.*) This is not barley land.

(*c.*) Nor turnip.

(*d.*) Rearing is preferable to buying.

(*e.*) Stock farmers must grow straw.

(*f.*) Dairy farming is unprofitable.

There is too much dairy farming already, the supply of butter, &c. exceeding the demand.

Poultry, in this district, is sometimes unsaleable.

Market gardening is all humbug and nonsense. Why, the markets are always glutted with garden produce *now*; and how can strong clay land be gardened?

ANSWER 5.

(*a.*) I have latterly reduced the arable portion of the clay land by substituting four to five years ley of temporary pasture in place of tillage. There is very little, if any, gain from the pasture, but there is an absence of expense and loss in reducing the corn-growing area. If I had a free hand in the sale of hay and clover I would extend this, but it would not tend to keep up the fertility of the land.

(*b.*) I have not reduced my wheat area much, but must continue to do so more as wheat prices decline; even at, say, 26*s.* a quarter, the land which comes in course for wheat will produce a greater value from a wheat crop than from other white straws, besides the inconvenience of being thrown out of a regular shift. If the growth of barley were encouraged by an import duty on foreign barley, which is largely used for malting, I would hardly grow any wheat; but I dare not launch out in this respect, as I fear we will get lower prices for malting barley in consequence of (1) large use of foreign barley, (2) increased use of sugar, (3) and of other grain, maize, rice, &c.; besides this, the barley grown will be adversely affected by the new Beer Tax, as the brewer will either buy his barley at a less rate or substitute other materials.

(*c.*) Green crops cannot be grown to advantage on clay land.

(*d.*) Depends entirely on the price store stock is fetching in relation to the price of meat.

(*e.*) To a limited extent I have done so.

(*f.*) No; the milk trade is overdone now.

(*g.*) No, my lease forbids it, and these "special" crops are more risky, take more labour and capital, and exhaust and foul the land sometimes, though this does not apply to all special crops—potatoes, for instance, but our clays are not suitable for this. Poultry farming is no use to a man with a fair-sized farm to look after, and market gardening is not to be thought of on clay soils.

ANSWER 6.

More land is put into permanent pasture, thus reducing the heaviest payment on the farm, viz., labour. In a few years, unless some fiscal alteration is made, we shall be compelled to send half our labourers and their families into the towns. If there is any great extension of dairy or poultry farming, the small profit now made will vanish. The same remark applies to market gardening. Stock pay best when reared with the smallest amount of personal attention. It is the labour that absorbs all profit. They should be as much as possible on the pasture, and fed in the winter with hay and purchased corn, &c. One man would be sufficient to feed the stock lying out on a 500-acre farm.

ANSWER 7.

I have tried growing two white straw crops in succession, but it does not answer, the land not being good enough.

I think the land cannot be better farmed than keeping to the four-course system and keeping mixed stock.

There would not be any advantage in trying dairy or poultry farming in this district, it being so far from a town and station.

ANSWER 8.

Seventeen acres have been laid down to permanent pasture with good results.

I only now grow sufficient wheat to provide straw for thatching.

I feed calves instead of making butter, also fat more beasts by using cake instead of having a large dairy as formerly.

We are too far from any large town to make market gardening or selling milk pay.

Barley growing and feeding sheep pay best here.

APPENDIX B. 1.

A TABLE showing the CHANGES of CIRCUMSTANCES between 1878 and 1893, upon a BEDFORD-

Note.—Farms 5, 7, 9, 16, 20 are given merely to show how acre-

No. of Farm.	Quality.	Acreage and Proportions of Grass.							
		1878.				1893.			
		Arable.	Pasture.	Total.	Proportion of Pasture.	Arable.	Pasture.	Total.	Proportion of Pasture.
		A. R. P.	A. R. P.	A. R. P.	Per cent.	A. R. P.	A. R. P.	A. R. P.	Per cent.
1	Good	169 1 23	137 2 24	337 0 7		130 1 4	182 1 29	312 2 33	
2	"	351 2 10	107 0 25	458 2 35		352 0 30	107 1 1	459 1 31	
3	"	199 2 24	74 3 16	274 2 0		167 2 34	106 0 3	273 2 37	
4	"	163 0 2	192 0 11	355 0 13		99 2 25	255 1 28	355 0 13	
5	"	240 3 33	235 0 2	475 3 35		276 3 1	289 2 10	566 1 11	
6	"	112 3 16	152 1 17	265 0 33		112 3 16	152 1 17	265 0 33	
7	"	139 2 36	233 1 20	373 0 16		189 3 1	223 1 1	413 0 2	
8	"	338 3 22	149 3 23	488 3 5		368 0 24	120 2 21	488 3 5	
9	"	292 0 37	207 3 5	500 0 2		291 3 25	175 3 10	467 2 35	
10	"	245 1 17	0 1 34	415 3 11		243 2 19	170 1 34	414 0 13	
		1,580 2 34	984 1 30	2,565 0 24	38·0	1,094 2 13	1,474 1 32	2,569 0 5	57·0
11	Medium	190 2 22	71 0 11	261 2 33		190 1 22	71 1 11	261 2 33	
12	"	109 3 20	95 1 8	205 0 28		109 3 20	90 3 0	200 2 20	
13	"	197 0 7	178 0 9	375 0 16		197 0 7	177 0 22	374 0 29	
14	"	250 2 20	93 2 32	344 1 12		250 2 20	93 1 35	344 0 15	
15	"	182 1 38	127 3 35	310 1 33		182 0 4	127 2 26	309 2 30	
16	"	113 0 17	114 0 3	227 0 20		108 2 2	127 3 25	236 1 27	
17	"	260 3 31	133 2 28	394 2 19		224 2 38	170 0 3	394 3 1	
18	"	416 1 37	91 0 0	507 1 37		410 2 27	90 2 39	501 1 26	
19	"	341 2 32	256 0 0	597 2 32		341 2 32	254 1 36	596 0 28	
20	"	228 0 32	204 2 18	432 3 10		194 3 14	211 0 31	406 0 5	
		1,949 3 7	1,046 3 3	2,996 2 10	34·9	1,907 0 10	1,075 2 12	2,982 2 22	36·0
21	Inferior	180 3 6	109 1 35	290 1 1		166 0 36	124 0 5	290 1 1	
22	"	85 0 18	34 1 34	119 2 12		85 0 18	34 1 34	119 2 12	
23	"	179 0 23	32 1 25	211 2 8		132 1 32	78 3 1	211 0 33	
24	"	310 3 5	73 3 33	384 2 38		300 0 14	84 0 34	384 1 8	
25	"	107 2 10	68 1 24	175 3 34		107 2 10	68 1 24	175 3 34	
26	"	128 1 16	90 0 23	218 1 39		128 1 16	90 1 21	218 2 37	
27	"	321 1 7	160 2 21	481 3 28		316 1 16	159 1 25	475 3 1	
28	"	260 2 36	81 2 28	342 1 24		258 1 16	81 2 28	340 0 4	
29	"	266 3 11	54 0 28	320 3 39		215 2 24	104 0 37	319 3 21	
30	"	76 2 13	66 1 16	142 3 29		64 1 21	78 2 8	142 3 29	
		1,917 0 25	771 2 27	2,688 3 12	28·6	1,774 2 3	904 0 17	2,678 2 20	33·7

APPENDIX B. 1.

SHIRE ESTATE, the Farms being grouped according to quality. (*See* paras. 9, 39, 100, 147.)
ages have been changed; they are not included in the totals.

Rents.			Reduction of Rent.			Expenditure by Landlord. Works.					
	1893.					1878.			1893.		
Received in 1878.	Gross.	Received.	Amount.	Per Acre.	Per cent.	Fences.	Draining.	Buildings.	Fences.	Draining.	Buildings.
£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
503 0 0	411 17 0	257 8 2	245 11 10	0 16 0	48·8	—	—	—	—	—	—
822 5 0	650 0 0	406 5 0	416 0 0	0 18 1½	50·6	—	—	—	—	—	—
332 14 9	310 0 0	193 15 0	138 19 9	0 10 1½	41·7	—	—	—	—	—	—
505 18 6	450 0 0	281 5 0	224 13 6	0 12 7½	44·4	—	—	—	—	—	—
798 0 0	937 6 0	585 16 3	Change of Acreage.			—	—	—	—	—	—
584 0 0	513 3 0	320 14 5	263 5 7	0 19 10	45·0	—	—	—	—	—	—
790 18 3	735 0 0	459 7 6	Change of Acreage.			—	—	—	—	—	—
750 13 10	650 0 0	406 5 0	344 8 10	0 14 1	45·8	—	200 0 0	—	—	—	—
800 0 0	649 10 0	405 18 9	Change of Acreage.			—	—	—	—	—	—
715 7 6	722 0 0	451 5 0	264 2 6	0 12 8	36·9	—	—	573 7 3	—	10 1	—
4,213 19 7	3,707 0 0	2,316 17 7	1,897 2 0	0 14 9½	45·0	—	—	—	—	—	—
419 12 0	315 0 0	254 7 6	165 4 6	0 12 7½	39·3	—	—	92 6 1	—	—	—
281 8 0	225 0 0	140 12 6	149 15 6	0 13 8¾	50·0	—	—	303 9 9	—	—	—
547 0 0	394 15 0	246 14 5	300 5 7	0 16 0	54·8	—	—	—	—	—	—
516 0 0	450 0 0	281 5 0	234 15 0	0 13 7½	45·5	—	44 9 5	—	—	—	—
427 0 0	360 0 0	225 0 0	202 0 0	0 13 0¼	47·2	—	—	—	—	—	—
373 11 0	261 0 0	163 2 6	Change of Acreage.			—	—	—	—	—	—
643 4 0	420 0 0	367 10 0	275 14 0	0 13 11½	42·8	—	6 9 5	—	—	—	—
761 0 0	648 0 0	405 0 0	356 0 0	0 14 0¼	46·7	—	—	—	—	—	—
896 10 0	820 0 0	712 10 0	184 0 0	0 6 1¾	20·5	8 12 3	—	174 2 7	—		—
696 18 2	500 0 0	312 10 0	Change of Acreage.			—	—	—	—	—	—
4,491 14 0	3,632 15 0	2,632 19 5	1,858 14 7	0 12 4¾	41·3	—	—	—	—	—	—
361 0 0	305 0 0	190 12 6	170 7 6	0 11 9	48·3	—	—	—	—	—	—
140 0 0	100 0 0	70 10 0	69 10 0	0 11 7½	49·6	—	—	—	—	—	—
274 0 0	120 0 0	105 0 0	169 0 0	0 16 0	61·1	—	—	—	—	—	—
480 0 0	383 0 0	239 7 6	240 12 6	0 12 6	50·3	—	—	—	—	—	—
228 0 0	130 0 0	81 5 0	146 15 0	0 16 8¼	64·3	—	—	—	—	—	—
252 0 0	180 0 0	157 10 0	94 10 0	0 8 7¾	37·5	—	—	35 16 1	—	—	—
551 0 0	394 10 0	295 17 6	255 2 6	0 10 7	46·3	—	—	—	—	—	—
514 0 0	255 0 0	223 2 6	290 17 6	0 17 0	56·5	—	—	—	—	—	—
450 0 0	299 10 0	Nil.	150 10 0	0 9 4½	33·3	—	—	—	—	—	—
178 0 0	108 15 0	95 3 2	82 16 10	0 11 7¼	46·5	—	—	—	—	—	—
3,428 0 0	2,275 15 0	1,458 8 2	1,670 1 10	0 12 5	48·7	—	—	—	—	—	—

A TABLE showing the CHANGES of

No. of Farm.	Expenditure by Landlord. Repairs. 1878.	Expenditure by Landlord. Repairs. 1893.	Taxes Paid by Landlord. Land Tax, Property Tax, and Tithe. 1878. Land Tax.	1878. Property Tax.	1878. Tithe.	1893. Land Tax.	1893. Property Tax.	1893. Tithe.	Other Outlay. 1878.	Other Outlay. 1893.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1	20 4 0	141 8 8	30 16 4	5 18 0	—	30 16 4	5 13 3	—	—	—
2	2 10 10	6 4 10	—	10 5 6	189 15 9	—	10 3 1	124 18 8	—	—
3	0 7 9	1 0 0	23 17	3 17 3	—	23 17 8	4 5 0	—	—	—
4	5 1 0	110 14 0	42 6 0	5 15 10	79 19 11	42 6 0	5 19 6	52 13 2	—	—
5	—	—	—	—	—	—	—	—	—	—
6	1 10 4	53 10 7	19 17 8	7 1 0	118 7 5	19 17 8	7 10 6	77 18 5	—	—
7	—	—	—	—	—	—	—	—	—	—
8	18 13 2	32 10 2	37 0 0	8 18 8	103 11 4	37 0 0	9 14 4	68 3 6	—	—
9	—	—	—	—	—	—	—	—	—	—
10	3 7 5	28 18 7	—	8 18 10	114 11 2	—	11 5 6	75 8 2	—	200 0 0
	—	—	153 17 8	50 14 8	606 5 7	153 17 8	54 1 2	396 1 11	—	—
11	—	21 18 0	—	5 5 0	109 3 5	—	6 7 2	71 17 8	—	—
12	4 8 4	49 7 0	19 16 6	3 5 5	—	19 16 6	3 0 4	—	—	—
13	271 1 5	9 1 3	38 15 5	6 7 0	95 13 4	34 16 0	5 6 0	62 17 4	—	—
14	157 18 11	19 3 11	31 9 4	6 1 1	3 2 3	31 9 2	6 4 10	2 1 0	—	—
15	18 13 0	11 19 4	22 6 0	5 1 2	55 0 3	22 6 0	5 1 4	36 14 7	—	—
16	—	—	—	—	—	—	—	—	—	—
17	0 5 0	45 7 9	30 4 9	7 13 3	102 15 6	28 8 1	8 9 6	67 18 6	—	—
18	270 7 7	15 13 8	—	9 10 3	—	—	10 2 6	—	0 10 0	—
19	32 2 7	28 6 2	0 2 10	11 4 0	—	0 2 10	12 16 0	—	—	—
20	—	—	—	—	—	—	—	—	—	—
	—	—	142 14 10	54 7 2	365 14 9	136 18 7	57 7 8	241 4 1	—	—
21	0 8 1	2 17 3	18 17 6	4 9 3	35 3 3	20 16 6	4 4 9	24 12 6	—	—
22	86 6 6	0 5 0	—	1 15 0	7 8 0	—	1 15 3	4 17 6	—	—
23	4 0 0	—	—	3 8 6	87 12 0	—	2 12 6	57 13 3	—	—
24	123 11 0	21 14 1	24 2 4	5 14 0	69 14 7	24 2 4	5 7 6	66 4 11	—	—
25	—	4 13 10	13 8 4	2 13 8	36 12 0	13 8 4	1 14 0	24 1 11	—	—
26	0 5 4	5 5 9	16 6 0	2 19 0	45 15 10	14 17 0	3 11 3	30 2 11	—	—
27	8 3 2	115 7 9	30 2 3	6 10 3	54 6 8	33 1 1	6 11 4	35 16 0	—	2 5 0
28	208 1 5	7 8 4	9 15 6	6 6 0	151 5 1	9 15 6	5 6 6	99 13 6	—	—
29	1 12 7	15 5 7	—	5 12 6	48 19 9	—	—	32 5 0	—	76 9 3
30	6 4 3	2 6 3	10 3 4	2 2 0	—	10 3 4	2 2 6	—	—	—
	—	—	122 15 3	41 10 2	536 17 2	126 4 1	33 5 7	375 7 6	—	—

CIRCUMSTANCES, &c.—*continued.*

Grand Totals of Landlord's Expenditure, Outlay and Taxes.				Summary. 1878.			Summary. 1893.			Reduction or Increase in Nett Rent, 1893 and 1878.
1878.	1893.	Increase.	Decrease.	Rent Paid.	Outgoings.	Nett Rent.	Rent Paid.	Outgoings.	Nett Rent.	
£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
56 18 4	177 18 3	120 9 11	—	503 0 0	56 18 4	446 1 8	257 8 2	177 18 3	79 9 11	− 366 11 9
202 12 1	141 6 7	—	61 5 6	822 5 0	202 12 1	619 12 11	406 5 0	203 12 1	203 12 11	− 416 0 0
98 2 8	29 2 8	—	69 0 0	332 14 9	98 2 8	234 12 1	193 15 0	29 2 8	164 12 4	− 69 19 9
133 2 9	211 12 8	78 9 11	—	505 18 6	133 2 9	372 15 9	281 5 0	211 12 8	69 12 4	− 303 3 5
—	—	—	—	—	—	—	—	—	—	—
146 16 5	158 17 2	12 0 9	—	584 0 0	146 16 5	437 3 7	320 14 5	158 17 2	161 17 3	− 275 6 4
—	—	—	—	—	—	—	—	—	—	—
368 2 9	146 18 0	—	221 4 9	750 13 10	368 2 9	382 11 1	406 5 0	146 18 0	259 7 0	− 123 4 1
—	—	—	—	—	—	—	—	—	—	—
700 4 8	325 13 11	—	374 10 9	715 7 6	700 4 8	15 2 10	451 5 0	325 13 11	125 11 1	+ 110 8 3
1,705 19 8	1,191 9 3	211 10 7	726 1 0	4,213 19 7	1,705 19 8	2,507 19 11	2,316 17 7	1,252 14 9	1,064 2 10	−1,443 17 1
206 14 6	100 2 10	—	106 11 8	419 12 0	206 14 6	212 17 6	254 7 6	100 2 10	154 4 8	− 58 12 16
331 0 0	71 17 5	—	259 2 7	281 8 0	331 0 0	−49 12 0	140 12 6	71 17 5	68 15 1	+ 118 7 1
411 17 2	112 0 7	—	299 16 7	547 0 0	411 17 2	135 2 10	246 14 5	112 0 7	134 13 10	− 0 9 6
243 1 0	58 18 11	—	184 2 1	450 0 0	243 1 0	206 19 0	281 5 0	58 18 11	222 6 1	+ 15 7 1
101 0 5	76	—	24 19 2	427 0 0	101 0 5	325 19 7	225 0 0	76 1 3	148 18 9	− 117 0 10
—	—	—	—	—	—	—	—	—	—	—
147 7 11	149 18 10	2 10 11	—	643 4 0	147 7 11	495 16 1	367 10 0	149 18 10	217 11 2	− 278 4 11
280 7 10	25 16 2	—	254 11 8	761 0 0	280 7 10	480 12 2	405 0 0	25 16 2	379 3 10	− 101 8 4
226 4 3	41 5 0	—	184 19 3	896 10 0	226 4 3	670 5 9	712 10 0	41 5 0	671 5 0	+ 0 19 3
—	—	—	—	—	—	—	—	—	—	—
1,947 13 1	636 1 0	2 10 11	1,314 3 0	4,425 14 0	1,947 13 1	2,478 0 11	2,632 19 5	636 1 0	1,996 18 5	− 481 2 6
58 18 1	52 11 0	—	6 7 1	361 0 0	58 18 1	302 1 11	190 12 6	52 11 0	138 1 6	− 164 0 5
95 9 6	6 17 9	—	88 11 9	140 0 0	95 9 6	44 10 6	70 10 0	6 17 9	63 12 3	+ 19 1 9
95 0 6	60 5 9	—	34 14 9	274 0 0	95 0 6	178 19 6	105 0 0	60 5 9	44 14 3	− 134 5 3
223 1 11	117 8 10	—	105 13 1	480 0 0	223 1 11	256 18 1	239 7 6	117 8 10	121 18 8	− 134 19 5
52 14 0	43 18 1	—	8 15 11	228 0 0	52 14 0	175 6 0	81 5 0	43 18 1	37 6 11	− 137 19 1
101 2 8	53 16 11	—	47 5 9	252 0 0	101 2 8	150 17 4	157 10 0	53 16 11	103 13 1	− 47 4 3
99 2 4	193 1 2	93 18 10	—	551 0 0	99 2 4	451 17 8	295 17 6	193 1 2	102 16 4	− 349 1 4
375 8 0	122 3 10	—	253 4 2	514 0 0	375 8 0	138 12 0	223 2 6	122 3 10	100 18 8	− 37 13 4
56 4 10	123 19 10	67 15 0	—	450 0 0	56 4 10	393 15 2	Nil.	123 19 10	Nil.	− 423 9 10
18 9 7	14 12 1	—	3 17 6	178 0 0	18 9 7	159 10 5	95 3 2	14 12 1	80 11 1	− 78 9 4
1,175 11 5	788 15 3	161 13 10	548 10 0	3,428 0 0	1,175 11 5	2,252 8 7	1,458 8 2	788 15 3	793 12 9	−1,488 0 6

APPENDIX B. II.

PARTICULARS from a BEDFORDSHIRE ESTATE. (*See* para. 147.)

No. of Farm.	Acreage.	Nature of Tenancy.	Amount of Tithe, Corn, and Fee Farm Rents payable 1893.	Rent. 1879.	Rent. 1893.	Arrears due up to date.	Remarks as to Landlord's Outlay on Farms, &c.	General Remarks.
	A. R. P.		£ s. d.	£ s. d.	£ s. d.	£ s. d.		
1	141 0 35	Yearly		244 2 0	147 0 0	—		
2	310 3 13	„		483 9 0	340 0 0	—		
3	404 0 12	„	267 4 11	596 17 6	416 14 0	107 8 0		
4	74 3 22	„		160 0 0	135 0 0	—		
5	274 2 12	„		476 8 6	320 0 0	—		
6	462 3 3	„		701 3 6	510 0 0	—		
7	251 3 0	„		316 17 0	257 0 0	—		
8	243 0 31	„	243 0 0	417 4 0	307 0 0	—		
9	249 2 31	„		380 2 0	284 0 0	154 16 0		
10	179 2 16	„		270 0 0	*120 0 0	—		
11	335 1 11	„	144 1 10	448 5 0	323 0 0	—		
12	173 1 11	„		298 2 0	246 0 0	—	Landlord's outlay for new buildings and sundry repairs and improvements on the whole estate for the last 15 years, 41,445*l.* 8*s.* 6*d.*, or an average of 2,763*l.* 0*s.* 7*d.* per annum.	
13	535 1 20	„	140 17 0	707 14 0	558 0 0	—		
14	360 1 16	„		284 0 0	200 0 0	—		In addition to the permanent reductions, the following returns were made:—10 per cent. for the years 1879 to 1885 inclusive; 15 per cent. from 1885 to 1891, when the rents were permanently reduced; 15 per cent. in 1892 off such reduced rents; and 29 per cent. in 1893.
15	116 2 34	„	21 13 8	188 7 6	130 0 0	—		
16	282 1 4	„	0 6 0	450 0 0	332 0 0	—		
17	397 3 38	„		766 0 0	481 0 0	—		
18	95 1 33	„		205 9 6	141 0 0	—		
19	102 1 22	„	87 5 8	174 0 0	136 0 0	—		
20	58 2 28	„		206 0 0	136 0 0	—		
21	139 2 19	„		254 10 0	191 0 0	—		
22	113 2 2	„		238 0 0	193 0 0	—		
23	1,046 3 31	„	41 9 2	1,490 0 0	750 0 0	—	Reduced to 500*l.* per annum from Michaelmas, 1893.	This reduction arises entirely from want of competition and from the depression. The tenant said he would give up the farms if the reduction was not made, and I could not see where I could get one to succeed him. It was a choice of two evils—land in hand or this greatly reduced rent.
24	268 0 21	„		340 0 0	200 0 0	297 0 0		
25	307 0 0	„	3 4 6	436 0 0	360 0 0	—		
	6,725 2 25		949 2 9	10,542 11 6	7,213 14 0	559 4 0		

* The reduction in rent on this farm is, in a great measure, attributable to bad farming on the part of the previous tenant.

OBSERVATIONS ON ESTATE RENTAL.

This estate measures 9,476 acres, and over this area the landlord's outlay on new buildings, sundry repairs, and general acts of improvement and maintenance has, during the last 15 years, amounted to 41,445*l.* 8*s.* 6*d.*, or 5*s.* 10*d.* per acre per annum.

The reduced rents of 1893 were subjected to a remission for the year of 20 per cent., and the consequence to the landlord of reductions and remissions will be seen by the following table:—

ANALYSIS of ESTATE PARTICULARS.

RENTS in 1879 and 1893 COMPARED.

Year.	Acreage.	Rents. Amount collected.	Rents. Per Acre.	Reductions. Amount.	Reductions. Per cent.	Remarks.
	A. R. P.	£ s. d.	£ s. d.	£ s. d.		
1879 - -	6,725 2 25	10,542 11 6	1 11 4	—	—	Old rent.
1893 - -	6,725 2 25	7,213 14 0	1 1 5¼	3,328 17 6	−31½	Rent as reduced permanently.
1893 -	6,725 2 25	5,770 19 3	0 17 2	4,771 12 3	−45⅛	A 20 per cent. given on 1893 rent.

REDUCTIONS of RENT on FARMS under and over 150 ACRES.

No. of Farms.	Reference to Table of Particulars.	Acreage.	Rents. 1879.	Rents. 1893.	Reductions. Amount.	Reductions. Per cent.	Remarks.
	Under 150 *Acres.*	A. R. P.	£ s. d.	£ s. d.	£ s. d		
8	Nos. 1, 4, 15, 18, 19, 20, 21, 22.	842 1 35	1,670 9 0	1,209 0 0	461 9 0	27·6	These figures do not include the 20 per cent. remission. It was general all over the estate.
	Over 150 *Acres.*						
17	Nos. 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 23, 24, 25.	5,883 0 30	8,872 2 6	6,004 14 0	2,867 8 6	32·31	
25		6,725 2 25	10,542 11 6	7,213 14 0	3,328 17 6	—	

APPENDIX B. III.

PARTICULARS from TWO BEDFORDSHIRE ESTATES.

Comparison of Rents, Years 1881 *and* 1893, *and Statement of Outgoings, Year* 1893, *&c.*

ESTATE IN SOUTH BEDS.

—	Total Acreage.	Total Rent.	Rent per Acre.	1893. Taxes.	1893. Tithe.	1893. Insurance.	1893. Repairs.	1893. Agency Charges, &c.	1893. Allotment Gardens.
	A. R. P.	£ s. d.	s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	
1881 -	3,968 1 26	6,303 13 8	31 9	340 3 3 = 1/9 per acre.	455 0 0 = 2/3 per acre.	50 0 0 = 3¼*d.* per acre.	198 5 10 = 1*s.* per acre.	206 0 0 = 1/0½*d.* per acre.	Acreage 75a. 2r. 3p. ‡Rent 451*l.* 14*s.* 6*d.* = 6*l.* per acre.
1893 -	Do. -	4,479 9 4*	23 0						
	Difference	1,824 4 4	†8 9						

* This would have shown a further decrease but for the increased area, 166 acres of accommodation land at a higher rental than the agricultural 166 acres, rent 166*l.*. Further reduction of about 1*s.* per acre.
† Equal to a reduction of 27½ per cent. To this must be added a reduction given before 1881 of 12⅔ per cent. Total reduction since 1879, = 40 per cent.
‡ This rent is not included in total rental or the acreage either in 1881 or 1893.

Total outgoings per acre (exclusive of great tithe of which Mr. ——— is the owner of 350*l.* = 1*s.* 9*d.* per acre) = 6*s.* 3¾*d.* per acre.

ESTATE IN NORTH BEDS.

—	Total Acreage.	Total Rent.	Rent per Acre.	1893. Taxes.	1893. Tithe.	1893. Insurance.	1893. Repairs.	1893. Agency Charges, &c.	1893. Allotments.†
	A. R. P.	£ s. d.	s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	
1881 -	3,540 3 2	3,296 14 3	18 7	334 10 9 = 1*s.* 10*d.* per acre.	130 0 0 = 9*d.* per acre.	22 12 0 = 1½*d.* per acre.	187 8 7 = 1/0¾*d.* per acre.	108 1 6 = 7*d.* per acre.	Acreage 256a. 0r. 32p. ‡Rent 244*l.* 1*s.* 2*d.* = 19. 1*d.* per acre.
1893 -	Do. -	2,514 13 0	14 0						
	Difference	*782 1 3	4 7						

* Equal to a reduction of 23·7 per cent., to which must be added a previous reduction (1881) of 16⅔ per cent. Total reduction since 1879, 40 per cent.

† PARTICULARS OF ALLOTMENTS.

Under 1 acre	32 holders.
Over 1 do. and under 2	66 „
„ 2 „ „ 3	24 „
„ 3 „ „ 4	7 „
„ 4 „ „ 5	6 „
„ 5 „ „ 11	8
Total allottees	143

Arrears on allotments up to date = 5*l.*

‡ These are not let at accommodation rents. Rent and acreage are accordingly included in the totals.

Total outgoings per acre, 4*s.* 4½*d.*

APPENDIX B. IV.

PARTICULARS from a BEDFORDSHIRE ESTATE AGENT'S OFFICE.

No. of Farm.	Acreage.*	Nature of Tenancy.	Amount of Tithe payable 1893.	Rent. 1879.	Rent. 1893.	Arrears due up to date.	Remarks as to Landlord's outlay on Farms, &c.
	Acres.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	
1	382	Yearly -	—	840 0 0	400 0 0	—	All repairs done by the landlord, an allowance of 75*l.* was made off the year's rent, 1892; and 50*l.* off that paid for the year 1893.
2	300	„ -	—	650 0 0	400 0 0	500 0 0 (written off)	Formerly considered one of the best farms in the county.
3	323	„ -	—	300 0 0	161 10 0	400 0 0 (written off)	
4	335	„ -	—	550 0 0	—	—	Now in hand, could only be let at 10*s.* per acre.
5	271	„ -	—	300 0 0	150 0 0 (offered)	150 0 0	Tenant will stay on if the rent offered for 1893 is accepted.
6	170	„ -	—	190 0 0	100 0 0	100 0 0	Arrears will not be met.
7	236	„ -	—	177 0 0	118 0 0	105 0 0	Arrears remitted.
Totals	2,017	—	—	3,007 0 0	1,329 10 0	355 0 0	

* Chiefly strong clay arable land.

SUMMARY OF RENTS, 1879 and 1893.

Excluding Farm 4.

	£ s. d.
Rent of 1,682 acres in 1879 - -	2,457 0 0
„ „ „ 1893 - -	1,329 10 0

Reduction, 1,127*l.* 10*s.*, or 45·8 per cent.

APPENDIX B. V.

PARTICULARS from a BEDFORD ESTATE.

Character of Soil—Strong Clay.

Farm.	Rent. 1876.	Rent. 1893.	Reduction. Amount.	Reduction. Per Cent.	Remarks.
	£ s. d.	£ s. d.	£ s. d.		
1	280 0 0	100 0 0	180 0 0	64·28	Acreage of Estate, 1,600A. 0R. 32P.
2	268 0 0	148 0 0	120 0 0	44·77	Reduction on grass farms = 31·8 per cent.
3	389 0 0	140 0 0	249 0 0	64·00	Reduction on arable = 56·4 per cent.
4	134 15 0	70 0 0	64 15 0	48·00	
*5	60 0 0	33 0 0	27 0 0	45·00	Total reduction on Rental:
*6	17 10 0	12 0 0	5 10 0	31·43	Grass and arable = 52·9 per cent.
*7	35 0 0	31 14 0	3 6 0	9·43	
8	400 0 0	136 10 0	263 10 0	65·87	Reduction on eight Estates in Essex:
†9	182 10 0	102 0 0	80 10 0	44·10	(See page 51, Essex Report) = 52·6 per cent.
10	400 0 0	200 0 0	200 0 0	50·00	
11	226 10 0	153 0 0	73 10 0	32·45	*Note.*—When interest is charged on outlay on buildings, land purchased in 1878 is paying no percentage at all.
	2,393 5 0	1,126 4 0	1,267 1 0	52·9	

* All grass. † Home Farm.

APPENDIX B. VI.

PARTICULARS of RENTS and REDUCTIONS on a HUNTINGDON ESTATE. (*See* para. 95–6.)

1.

No.	Acreage.	Tithe paid by Landlord.	Rents. 1878.	Rents. 1893.	Reductions. Amount.	Reductions. Per Cent.	Arrears up to Date.	Landlord's compulsory Outgoings.
			HEAVY HIGH LAND FARMS.					
	A. R. P.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.
1	233 3 34	58 9 0	482 0 0	301 10 0	180 10 0	37·4	Nil	*See* Tithe.
2	207 0 29	Nil	207 0 0	100 0 0	107 0 0	51·6	150 0 0	—
3	293 3 5	8 0 0	217 0 0	176 17 0	40 3 0	18·5	88 8 6	*See* Tithe
4	117 0 32	23 8 0	132 0 0	112 4 0	19 16 0	15·0	207 18 0	,,
5	275 1 20	55 1 6	383 15 8	247 16 0	135 19 8	35·4	Nil	,,
6	187 0 39	0 14 0	230 0 0	140 0 0	90 0 0	39·1	250 0 0	,,
	1,314 2 39	145 12 6	1,651 15 8	1,078 7 0	573 8 8	34·7	696 6 6	145 12 6
			MEDIUM HIGH LAND FARMS.					
7	245 0 7	16 2 0	318 10 0	341 6 0	*	*	Nil	‡120 12 8
8	275 1 25	34 7 6	394 0 0	294 0 0	100 0 0	25·3	147 0 0	*See* Tithe.
9	233 1 6	14 18 0	300 0 0	187 5 8	112 14 4	37·5	Nil	,,
10	303 3 3	45 9 0	391 0 0	210 0 0	181 0 0	46·2	105 0 0	,,
11	234 3 37	16 15 0	400 0 0	205 0 0	195 0 0	48·7	141 12 3	,,
12	202 0 38	40 8 0	215 0 0	111 10 0	103 10 0	48·1	Nil	,,
	1,494 2 36	167 19 6	2,018 10 0	1,349 1 8	669 4	33·1	393 12 3	272 10 2
			FEN FARMS.					Drainage.
13	462 0 14	Nil	862 0 0	711 0 0	151 0 0	17·5	741 5 8	190 11 0
14	280 0 10	,,	355 0 0	307 10 0	47 10 0	13·3	Nil	159 10 0
15	178 3 17	,,	232 2 6	197 6 6	34 16 0	15·0	,,	127 7 6
16	235 1 31	,,	313 0 0	313 0 0	No reduction		352 9 7	81 14 0
17	394 0 39	,,	658 0 0	658 0 0	,, ,,		367 18	160 2 5
18	250 0 0	20 0 0	316 0 0	340 0 0	†	†	Nil	134 12 6
	1,800 2 31	20 0 0	2,736 2 6	2,526 16 6	209 6 0	7·6	1,461 13 7	853 17 5

* An increase in rent of 22*l.* 16*s.*
† ,, ,, 24*l.*
‡ Land tax, 42*l.* 10*s.* 3*d.*; drainage tax, 48*l.* 10*s.* 5*d.*; road rate, 13*l.* 10*s.*

2.—TABLE showing ACREABLE RENT in 1878 and 1893, also REDUCTIONS PER ACRE and PER CENT., the FARMS being grouped by CLASSES.

Classification of Farms.	Acreage.	Rent. 1878. Amount.	Rent. 1878. Per Acre.	Rent. 1893. Amount.	Rent. 1893. Per Acre.	Reduction. Amount.	Reduction. Per Acre.	Reduction. Per Cent.
	A. R. P.	£ s. d.	s. d.	£ s. d.	s. d.	£ s. d.	s. d.	
Six heavy high land farms -	1,314 2 39	1,651 15 8	25 1½	1,078 7 0	16 5	573 8 8	8 8⅓	34·7
Six medium high land farms	1,494 2 36	2,018 10 0	27 0	1,349 1 8	18 0⅓	669 8 4	8 11⅓	33·1
Six Fen land farms -	1,800 2 31	2,736 2 6	30 4½	2,526 16 6	28 0¾	209 6 0	2 3¾	7·6
Totals for 18 farms -	4,610 0 26	6,406 8 2	27 9½	4,954 5 2	21 5¾	1,452 3 0	6 3¾	22·7

On September 27th I called the attention of the agent upon this estate to the wide difference in reductions of rent as shown in Table I., and asked for explanations. His reply I herewith append. It very clearly supplies the necessary information.—R. H. P.

DEAR SIR, 8th October 1894.

IN answer to your favour of the 27th ultimo, I find the rent to No. 7 was increased through an addition to the farm of cottages, &c., and this was also the case in regard to No. 18.

It is quite true that no alteration has been made in the fixed rents of Nos. 16 and 17, because these farms were a portion of the old estate and the rents have never been raised, but allowances are made to tenants in all cases where the rent is not permanently reduced, and for your guidance I forward list relating to the 18 names on the Schedule sent you.

		£ s. d.	
No. 1.	Rent reduced permanently.		
,, 2.	,,	,,	,,
,, 3.	,,	176 17 0	Allowance of 17*l.* 13*s.* 8*d.* off this.
,, 4.	,,	112 4 0	Reduced permanently.
,, 5.	,,	247 16 0	,, ,,
,, 6.	,,	140 0 0	,, ,,
,, 7.	,,	341 6 0	Allowance of 51*l.* 3*s.* 6*d.* off this.
,, 8.	,,	294 0 0	Reduced permanently.
,, 9.	,,	187 5 8	,, ,,
,, 10.	,,	210 0 0	,, ,,
,, 11.	,,	205 0 0	,, ,,

		£	s.	d.	
No. 12.	Rent.	111	10	0	Reduced permanently.
„ 13.	„	711	0	0	„ „
„ 14.	„	307	10	0	„ „
„ 15.	„	197	6	6	„ „
„ 16.	„	313	0	0	Allowance of 62*l.* 12*s.* off this.
„ 17.	„	658	0	0	„ 98*l.* 14*s.* „
„ 18.	„	340	0	0	„ 45*l.* „

The above list may be taken as a fair sample of the heavy allowances that ——— feels called upon to mete out to his tenants, and, in face of the disastrous agricultural depression that exists at the present time, the outlook is exceedingly dark and gloomy.

I am, &c.

R. H. Pringle, Esq.

APPENDIX VII.

PARTICULARS from an ESTATE in HUNTS, showing RENTALS in 1881 and in 1893.

Name of Estate.	Year.	Acreage.	Nature of Tenancies.	Gross Rentals.	Temporary Abatements.	Landlord's Expenditure. Drainage Taxes.	Repairs.	Interest on Improvement and Rent-charges.	Corn Rent in lieu of Tithe.	Arrears.	Actual Amount received by Landlords after Payment of Taxes, Repairs, Rent-charges, Abatements, and Agent's Salary.
		A. R. P.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.
The Hunts Estate.	1881	2,767 3 21	Yearly	3,216 4 7	300 1 0	109 14 11	173 5 9	198 15 9	68 1 4	Nil.	2,230 13 0
	1893	2,767 3 21	Yearly, except two short leases expiring in 1896.	2,255 15 0	287 8 6	107 16 5	104 18 10	202 7 4	52 8 3	Nil.	1,315 4 10*

* Out of this the landlords spent 500*l.* in permanent improvements, bringing an increased rental in 1894 of 25*l.*

SUMMARY.

	£	s.	d.	
Net rent, 1881	2,230	13	0	
„ 1893	1,315	4	10	
Reduction	715	8	2	or 32 per cent.

APPENDIX B. VIII.

1. PARTICULARS from a NORTHAMPTON ESTATE, showing RENTS PAID in 1879 and 1893 for FARMS of DIFFERENT CLASSES and QUALITIES. (*See* paras. 95, 147.)

No.	Quality and Character.	Acreage.	Rent Paid. 1879.	Rent Paid. 1893.	Reduction. Amount.	Reduction. Per Cent.	Merit.	Reduction by Groups.
	GRASS FARMS.	A. R. P.	£ s. d.	£ s. d.	£ s. d.			PER CENT.
1	Feeding land	67 2 30	97 0 0	80 2 6	16 17 6	17·4	1st class	29·2
2	Do.	311 1 26	514 0 0	371 5 0	142 15 0	27·7		
3	Do.	166 1 28	342 0 0	222 15 0	119 5 0	34·8		
4	Good grass	84 2 34	130 0 0	72 0 0	58 0 0	44·6	2nd „	44·6
5	Part good, part poor	80 3 17	160 0 0	112 4 0	47 16 0	29·8	3rd „	36·5
6	Poor hill land	89 0 29	134 0 0	74 5 0	59 15 0	44·5		
		800 1 4	1,377 0 0	932 11 6	444 8 6	32·27	—	—
	¾ GRASS, ¼ ARABLE.							
7	Good farm, well farmed	240 1 35	384 0 0	279 13 6	104 6 6	27·1	1st class.	33·1
8	Some very good land	794 0 0	1,076 9 0	701 5 0	375 4 0	34·8		
9	Do. do.	161 0 36	238 0 0	166 13 0	71 7 0	30·0		
10	Do. do.	311 1 36	543 13 0	350 12 6	193 0 6	35·5		
11	Second rate	254 3 30	369 0 0	247 10 0	121 10 0	32·9	2nd „	32·9
12	Stiff arable	376 0 32	573 0 0	401 16 6	171 3 6	29·8	3rd „	29·7
13	Do.	91 0 11	210 0 0	148 10 0	61 10 0	29·2		
		2,229 1 20	3,394 2 0	2,296 0 6	1,098 1 6	32·25	—	—

PARTICULARS from a NORTHAMPTON ESTATE, &c.—*continued.*

No.	Quality and Character.	Acreage.	Rent Paid. 1879.	Rent Paid. 1893.	Reduction. Amount.	Reduction. Per cent.	Merit.	Reduction by Groups.
	½ GRASS, ½ ARABLE.	A. R. P.	£ s. d.	£ s. d.	£ s. d.			PER CENT.
14	Very good farm -	158 0 25	296 10 0	217 16 0	78 14 0	26·54	1st class	31·2
15	A good farm - - -	206 1 36	364 0 0	247 10 0	116 10 0	32·0		
16	Do. - -	364 2 9	677 0 0	453 15 0	223 5 0	32·9		
17	A steep farm - - -	135 0 20	252 15 0	82 10 0	170 5 0	67·3	3rd „	56·9
18	Poor four-horse land -	299 2 30	514 0 0	247 10 0	266 10 0	51·8		
19	Medium - - -	622 0 37	900 0 0	631 2 6	268 17 6	29·8	2nd „	32·3
20	Do. - - -	230 3 17	468 15 10	272 5 0	196 10 10	41·9		
21	Do. - - -	334 0 20	406 0 0	297 0 0	109 0 0	26·8		
		2,351 0 34	3,879 0 10	2,449 8 6	1,429 12 4	36·85	—	—
	¾ ARABLE, ¼ GRASS.							
22	Very light and poor - -	574 3 36	600 0 0	247 10 0	352 10 0	58·7	3rd class.	41·2
23	Poor gravelly - -	352 2 23	537 10 0	344 17 0	192 13 0	35·8		
24	Do. - - -	302 1 6	456 0 0	288 8 0	167 12 0	36·7		
25	Do. - -	465 0 1	690 16 0	457 9 3	233 6 9	33·7		
26	Fair gravel soil - -	209 3 28	226 14 6	140 5 0	86 9 6	38·1	2nd „	37·7
27	Fair quality - -	181 2 25	360 0 0	225 4 6	134 15 6	37·4		
28	Rent based on a corn rent -	1.105 2 9	1,058 5 0	630 3 4	428 1 8	44·0	Corn rent.	40·6
29	- - - - -	249 0 0	354 0 0	235 2 6	118 17 6	33·5	—	—
		3,441 0 8	4,283 5 6	2,568 19 7	1,714 5 11	40·02	—	—

DEDUCTIONS from above PARTICULARS.

2. RENTS and REDUCTIONS PER ACRE and PER CENT. according to QUALITY of SOIL and DESCRIPTION of FARM.

Classification.	Acreage.	Rents Paid. 1879. Amount.	Rents Paid. 1879. Per Acre.	Rents Paid. 1893. Amount.	Rents Paid. 1893. Per Acre.	Reduction. Per Acre.	Reduction. Per cent.	—
GRASS FARMS.	A. R. P.	£ s. d.	s. d.	£ s. d.	s. d.	s. d.		
Class 1. Best -	545 2 4	953 0 0	35 0	674 2 6	24 8½	10 3½	29·2	
„ 2. Medium -	84 2 34	130 0 0	30 7	72 0 0	17 0¾	13 6¼	44·6	
„ 3. Inferior -	170 0 6	294 0 0	34 7	186 9 0	21 11	12 8	36·5	
¾ GRASS.								
Class 1. Best -	1,507 0 27	2,242 2 0	29 9	1,498 4 0	19 10½	9 10½	33·1	
„ 2. Medium -	254 3 30	369 0 0	28 11¼	247 10 0	19 5	9 6¼	32·9	
„ 3. Inferior -	467 1 3	783 0 0	33 6	550 6 6	23 6½	9 11½	29·7	
½ GRASS.								
Class 1. Best -	729 0 30	1,337 10 0	36 8	919 1 0	25 2½	11 5½	31·2	
„ 2. Medium -	1,187 0 34	1,774 15 10	29 10½	1,200 7 6	20 2½	9 8	32·3	
„ 3. Inferior -	434 3 10	766 15 0	35 3	330 15 0	15 2	20 1	56·9	
¾ ARABLE.								
Class 1 - -	1,105 2 9	1,058 5 0	19 1½	630 3 4	1 4¾	7 8¾	40·4	Based on corn rent.
„ 2. Medium -	391 2 13	586 14 6	29 11¾	365 9 6	18 8	11 3¾	37·7	
„ 3. Inferior -	1,694 3 26	2,284 6 0	26 11¼	1,338 4 3	15 9½	11 2	41·2	

3. RENTS and REDUCTIONS, the FARMS being GROUPED according to MERIT, irrespective of DESCRIPTION.

Classification.	Acreage.	Rents Paid. 1879. Amount paid.	Rents Paid. 1879. Per Acre.	Rents Paid. 1893. Amount paid.	Rents Paid. 1893. Per Acre.	Reduction. Amount.	Reduction. Per Acre.	Reduction. Per Cent.
	A. R. P.	£ s. d.	s. d.	£ s. d.	s. d.	£ s. d.	s. d.	
1. Best - -	2,781 3 21	4,532 12 0	32 7¼	3,091 7 6	22 2½	1,441 4 6	10 4¾	31·7
2. Medium -	1,918 1 31	2,860 10 4	29 10	1,885 7 0	19 8	975 3 4	10 2	34·0
3. Inferior -	2,767 0 5	4,128 1 0	29 1	2,405 14 9	17 4½	1,722 6 3	11 8½	40·2

4. Table showing Acreable Rent in 1879 and 1893, also Reductions per Acre and per Cent, the Farms being Grouped by Classes.

Classification.	Acreage.	Rent. 1879. Amount.	Rent. 1879. Per Acre.	Rent. 1893. Amount.	Rent. 1893. Per Acre.	Reduction. Amount.	Reduction. Per Acre.	Reduction. Per Cent.
	A. R. P.	£ s. d.	s. d.	£ s. d.	s. d.	£ s. d.	s. d.	
All grass - -	800 1 4	1,377 0 0	34 4	932 11 6	23 3	444 8 6	11 1	32·27
¾ grass - -	2,229 1 20	3,394 2 0	30 5	2,296 0 6	20 7	1,098 1 6	9 10	32·25
½ grass - -	2,351 0 34	3,879 0 10	33 0	2,449 8 6	20 10	1,429 12 4	12 2	36·85
arable - -	3,441 0 8	4,283 5 6	24 10	2,568 19 7	14 11	1,714 5 11	9 11	40·02
Totals - -	8,821 3 26	12,933 8 4	29 3¾	8,247 0 1	18 8¼	4,686 8 3	10 7½	36·2

5. Expenditure on Underdraining by Landlord up to 1893. Northampton Estate. (*See* para. 40.)

District.	Amount.	District.	Amount.	Remarks.
	£ s. d.		£ s. d.	
D. - - -	115 16 9	Brought forward -	7,718 12 6	Acreage of estate, 14,808½ acres.
H. - - -	2,183 12 6	H. - - -	550 0 6	
A. - -	197 16 2	C. B. - - -	1,083 5 5	This expenditure has been made almost entirely since 1879, and no interest at all has been sought from the tenants.
B. - - -	1,855 6 4	C. H. B. - -	385 3 9	
N. - -	1,271 12 8½	S. - - -	1,545 9 1	
E. - -	904 3 11	B. A. - - -	4,084 15 9	"The expenditure has been most beneficial to "the land; the pastures are sound, there has "been no loss from rot amongst sheep, and "the herbage has improved since 1879."
M. - - -	199 16 0	T. - - -	1,683 2 7	
M. and W. - -	990 8 1½	B. - - -	519 14 0	
Carried forward -	7,718 12 6	Total - -	17,570 3 7	

APPENDIX B. IX.

PARTICULARS from a NORTHAMPTON ESTATE, showing RENTS PAID in 1879 and 1893, for 30 FARMS of various Classes. (*See* paras. 95–6.)

A.—All or nearly all arable. B.—⅔ arable. C.—½ arable. D.—⅔ grass. E.—All or nearly all grass.

No. of Farm.	Acreage.	Pasture.	Arable.	Buildings, Roads, &c.	Tithe in 1879 payable by Tenant.	Tithe in 1893 payable by Landlord.	Rent. 1879.	Rent. 1893.	Reduction. Amount.	Reduction. Per cent.	Arrears 1893.	Remarks.
	A. R. P.	A. R. P.	A. R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	
B. 1	267 0 34	92 3 11	170 1 0	4 0 23	—	—	530 0 0	382 18 6	147 1 6	27·7	—	All the farms are yearly tenancies.
D. 2	164 2 34	102 2 14	60 0 16	2 0 4	—	—	350 0 0	274 17 6	75 2 6	21·4	—	
B. 3	371 0 15	130 3 39	236 2 35	3 1 21	—	—	772 0 0	440 0 0	332 0 0	43·0	193 12 0	
B.[2] 4	394 2 39	160 3 9	230 1 22	3 2 8	—	—	744 0 0	479 11 6	264 8 6	35·5	86 2 6	
B.[2] 5	405 0 2	165 0 28	234 2 10	5 1 4	—	—	840 0 0	450 0 0	390 0 0	46·4	—	
B. 6	178 0 37	57 0 1	118 1 16	2 3 20	51 15 0	34 7 2	238 0 0	178 0 0	50 0 0	25·2	—	
D. 7	409 2 13	286 3 7	119 1 34	3 1 12	87 4 8	57 18 2	408 0 0	194 0 0	214 0 0	52·4	—	
B.[2] 8	249 2 4	97 2 31	147 1 17	4 1 36	69 12 6	46 4 4	479 0 0	342 8 0	136 12 0	28·5	—	
B.[2] 9	235 2 7	99 0 33	134 1 22	1 3 32	69 3 6	45 18 6	472 0 0	356 0 0	116 0 0	24·5	—	ANSWERS TO QUERIES will be found after next table.—R.H.P.
C. 10	301 1 19	148 0 3	150 3 23	2 1 33	—	—	752 0 0	543 6 6	208 13 6	27·5	—	
B. 11	316 3 24	79 0 5	232 2 25	5 0 34	—	—	762 0 0	345 10 0	416 10 0	54·6	—	
B. 12	166 1 13	41 3 22	118 2 38	5 2 33	—	—	270 0 0	154 0 0	116 0 0	42·9	—	
B. 13	180 2 37	55 0 28	124 0 19	1 1 30	—	—	271 0 0	188 2 6	82 17 6	30·5	—	
B. 14	252 2 32	60 3 12	190 0 2	1 3 18	—	—	462 0 0	331 2 0	130 18 0	28·3	—	
B. 15	476 2 24	169 1 2	299 0 35	8 0 27	—	—	925 0 0	623 7 4	301 12 8	32·6	—	
B. 16	499 0 24	132 1 30	271 2 18	5 0 16	—	—	780 0 0	563 11 0	216 9 0	27·7	—	
E. 17	536 1 30	447 1 4	86 1 16	2 3 10	—	—	1,130 0 0	714 15 0	415 5 0	36·7	—	
E. 18	344 2 9	274 2 18	66 0 22	3 3 9	—	—	625 0 0	450 10 0	174 10 0	27·9	—	
D. 19	368 2 19	246 0 11	113 2 33	8 3 15	57 1 0	37 9 4	848 0 0	580 0 0	268 0 0	31·6	—	
D. 20	362 2 24	221 2 7	137 3 13	3 1 4	105 3 6	69 16 6	761 10 0	531 15 0	229 15 0	30·1	225 19 11	
C. 21	337 1 28	147 2 35	185 2 34	3 3 39	—	—	577 0 0	300 0 0	277 0 0	48·0	277 10 0	
D. 22	264 2 33	178 2 19	78 2 1	7 2 13	—	—	506 0 0	351 2 8	154 17 4	30·6	—	
C. 23	218 1 29	107 2 33	106 3 23	3 3 13	—	—	347 0 0	202 0 0	145 0 0	41·7	—	
B. 24	313 0 14	73 2 16	235 1 9	4 0 29	—	—	378 0 0	321 6 0	56 14 0	15·0	—	
E. 25	369 3 8	350 0 9	16 2 18	3 0 21	—	—	726 0 0	524 10 8	201 9 4	27·7	22 18 7	
C. 26	342 2 17	151 2 12	187 0 1	4 0 4	—	—	640 0 0	340 0 0	300 0 0	46·8	—	
B. 27	359 3 32	136 0 35	220 1 21	3 1 16	—	—	640 0 0	306 0 0	334 0 0	52·1	180 1 0	
C. 28	308 2 14	168 3 11	137 1 17	1 5 26	—	—	553 0 0	341 15 0	211 5 0	38·2	—	
B. 29	670 2 21	126 2 30	539 3 22	4 0 9	—	—	1,215 0 0	880 0 0	335 0 0	27·5	—	
B. 30	120 2 8	38 0 21	81 0 37	1 0 30	—	—	235 0 0	169 15 10	65 4 2	27·7	135 5 8	
	9,697 2 4	4,548 1 16	5,031 2 39	117 1 29	440 0 2	291 14 0	18,236 10 0	11,860 5 0	6,376 5 0	35·0	1,121 9 8	

RENTS and REDUCTIONS according to CLASSIFICATION of FARMS.

Classification.	Proportion of Arable.	Acreage.	Rents Paid. 1879.	Rents Paid. 1893.	Rents per Acre. 1879.	Rents per Acre. 1893.	Reduction. Per Acre.	Reduction. Per Cent.
		A. R. P.	£ s. d.	£ s. d.	s. d.	s. d.	s. d.	
Chiefly arable (B) -	$\frac{2}{3}$	4,083 0 35	7,478 0 0	4,883 13 2	36 7	23 11½	12 7½	34·5
Do. (B²)	$\frac{2}{5}$	1,284 3 12	2,535 0 0	1,627 19 6	39 5½	25 4	14 1½	35·7
Half and half (C)	$\frac{1}{2}$	1,508 1 27	2,869 0 0	1,727 1 6	38 0	22 10¼	15 1¾	40·0
Chiefly grass (D)	$\frac{1}{3}$	1,570 1 3	2,873 10 0	1,931 15 2	36 6	24 7	11 11	32·7
Nearly all grass (E)	$\frac{13}{100}$	1,250 3 7	2,481 0 0	1,689 15 8	39 8	27 0	12 8	31·9
	—	9,697 2 4	18,236 10 0	11,860 5 0	37 9	24 6½	13 2½	35 0

Answers to Mr. Hunter Pringle's queries.

2. Since 1879, a field of 19½ acres has been added to this holding, for which the tenant pays 22*l.*, and this amount is included in the 274*l.* 17*s.* 6*d.* The rent of the A. 164*l.* 2*s.* 34*d.* now should read 252*l.* 17*s.* 6*d.*

9. In 1879 the tenant, in addition to his rent of 472*l.*, used to pay tithe, which is commuted at 61*l.* 18*s.* Since 1879, the landlord has undertaken the payment of the tithe, which is merged in the rent of 356*l.*

24. The tenant of this farm has held it on a lease for the past seven years, and of his own accord declined the prevailing 15 per cent. reduction (additional) which the other tenants enjoyed, on condition of his having absolute freedom of cultivation. "*O si sic omnes.*"

3. This tenant seems to have been more favoured than some of his neighbours, and his rent now stands at 390*l.*, a still greater reduction than the rent mentioned in my former particulars.

5. This farm was let at 840*l.* just in the very height of agricultural prosperity. The tenant failed, and previous to the present tenant, there have been two intervening ones, one of whom died. The present tenant has had the farm about six years.

7. This is a cold clay farm. The rent paid by the tenant in 1877 was 408*l.*, in addition to a tithe of 87*l.* 4*s.* 8*d.*, which is now paid by the landlord. This class of farm is the most difficult to let satisfactorily.

11. Here there has been likewise a change of tenancy; I think the excessive reduction may be partly due to the fact that when the last tenant left, the farm was in a bad condition.

21. This farm is a heavy clay farm, and since 1879 there have been several changes of tenants, every change implying a reduction in rent.

26. This tenant has been in the occupation of this farm for nearly 50 years. He is a good farmer. In the early eighties he had great losses from floods and sheep rot. Possibly he was treated a little more liberally on account of his long tenure and also on account of his losses. It is now not a dear farm.

27. This is a difficult farm to work, some of the fields varying so much in the nature of the soil that one portion of a field can hardly be worked with four horses, while another part of the same field can perhaps be worked by two horses. The heavy land, however, greatly predominates, and being a good wheat farm with rather a large proportion of arable land, only it has felt very acutely the fall in the price of this cereal.

APPENDIX B. X.

PARTICULARS from an ESTATE in NORTHAMPTONSHIRE. (*See* para. 95.)

Number of Farm.	Acreage.	Proportion of Permanent Grass.	Nature of Tenancy.	Amount of Tithe, 1893.	Rent. 1879.	Rent. 1893.	Arrears up to Date.	Reduction of Rent on Farms by Classes.
	A. R. P.			£ s. d.	£ s. d.	£ s. d.		
A. 1	52 1 13	None	Yearly	Tithe free	87 0 0	54 0 0	None.	A. ENTIRELY OR CHIEFLY ARABLE. Acreage, 732a. 2r. 34p. £ s. d. Rent in 1877 - - 1,304 0 0 „ 1893 - - 660 0 0 Reduction, 644*l.* or 49·3 per cent.
2	421 1 12	⅛	„	„	733 0 0	350 0 0	„	
3	258 3 39	½	„	„	484 0 0	256 0 0	„	
B. 4	184 3 11	½	„	„	420 0 0	360 0 0	„	B. ⅔ ARABLE AND ⅓ GRASS (OLD). Acreage, 1,206a. 3r. 18p. £ s. d. Rent in 1877 - - 2,286 10 0 „ 1893 - - 1,503 0 0 Reduction, 783*l.* 10*s.* or 34·2 per cent.
5	675 3 16	½	„	11 2 4	1,166 10 0	700 0 0	„	
6	184 2 21	½	„	Tithe free	400 0 0	200 0 0	„	
7	161 2 10	½	„	„	300 0 0	243 0 0	„	
C. 8	190 1 38	½	„	„	487 0 0	370 0 0	„	C. ½ ARABLE AND ½ GRASS (OLD). Reduction, 391*l.* 10*s.* or 26 per cent.
9	453 0 26	½	„	„	1,014 10 0	740 0 0	„	
D. 10	12 0 0	All	„	„	32 0 0	26 0 0	„	D. ALL OLD GRASS. Reduction, 6*l.* or 18·7 per cent.
Totals	2,595 0 26	—	—	11 2 4	5,124 0 0	3,299 0 0	None.	TOTAL REDUCTION. Acreage, 2,595a. 0r. 26p. £ s. d. Rent in 1877 - - 5,124 0 0 „ 1893 - - 3,299 0 0 Reduction, 1,825*l.* or 35·6 per cent.

TABLE showing RENTS and REDUCTIONS on FARMS over and under 200 acres.

Number of Reference.	Acreage.	Rents.		Reduction.		Rent per Acre.	
		1879.	1893.	Amount.	Per Cent.	1879.	1893.
	A. R. P.	£ s. d.	£ s. d.	£ s. d.		s. d.	s. d.
Under 200 acres :							
No. 1 - -	52 1 13	87 0 0	54 0 0	33 0 0	37·8	33 3	20 7½
„ 4 - -	184 3 11	420 0 0	360 0 0	60 0 0	14·3	45 5¼	38 11¼
„ 6 - -	184 2 21	400 0 0	200 0 0	200 0 0	50·0	43 3¾	21 7¾
„ 7 - -	161 2 10	300 0 0	243 0 0	57 0 0	19·0	37 2	30 0¾
„ 8 - -	190 1 38	487 0 0	370 0 0	117 0 0	24·0	51 10½	38 10
„ 10 - -	12 0 0	32 0 0	26 0 0	6 0 0	18·7	53 4	43 4
	785 3 13	1,726 0 0	1,253 0 0	473 0 0	27·4	43 11	31 10½
Over 200 acres :							
No. 2 - -	421 1 12	733 0 0	350 0 0	383 0 0	52·2	34 9½	16 7¼
„ 3 - -	258 3 39	484 0 0	256 0 0	228 0 0	47·1	37 4½	19 9
„ 5 - -	675 3 16	1,166 10 0	700 0 0	466 10 0	40·0	34 6	20 8½
„ 9 - -	453 0 26	1,014 10 0	740 0 0	274 10 0	27·0	44 9¼	32 7¾
	1,809 1 13	3,898 0 0	2,046 0 0	1,352 0 0	39·7	37 6½	22 7½

APPENDIX C. I.

BALANCE SHEETS from a BEDFORD FARM (part Market Gardening). 256 Acres. (*See paras. 103–4.*)

Year.	Expenditure.	£ s. d.	Year.	Receipts.	£ s. d.	Profit. £ s. d.	Loss. £ s. d.
1883–4 - -	To Payments - - - - -	2,261 1 10	1883–4 - -	By Sales - - - - -	2,231 1 10	—	30 0
1884–5 - -	Do. - - - - -	2,722 10 4	1884–5 - -	Do. - - - - -	2,527 8 0	—	195 2 4
1885–6 - -	Do. - - - - -	2,346 14 3	1885–6 - -	Do. - - - - -	2,546 16 10	200 2 7	—
1886–7 - -	Do. - - - - -	2,270 0 0	1886–7 - -	Do. - - - - -	2,056 0 0	—	214 0 0
1887–8 - -	Do - - - - -	1,942 3 3	1887–8 - -	Do. - - - - -	2,164 17 3	222 14 0	—

—	1888–9.	1889–90.	1890–1.	1891–2.	1892–3.	1893–4.
EXPENDITURE.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
To Rent and Taxes -	357 0 0	354 14 8	398 13 10	393 0 6	386 15 4	390 0 0
Labour - -	527 13 7	578 14 8	520 4 6	550 6 3	638 17 5	622 0 0
Incidental expenses	133 6 7	319 2 2	329 13 8	231 4 1	217 16 10	264 0 0
Manures - -	180 9 10	203 16 6	177 5 1	103 4 2	108 6 1	200 0 0
Feeding stuffs -	167 13 11	269 12 0	289 4 4	472 16 6	250 0 0	200 0 0
Interest - -	150 0 0	150 0 0	150 0 11	150 0 0	150 0 0	150 0 0
Special seed potatoes.	—	—	37 10 0	—	—	—
Balance—profit -	368 7 10	—	300 0 0	256 17 3	—	—
	1,884 11 9	1,876 0 0	2,202 12 4	2,157 8 9	1,751 15 8	1,826 0 0

—	1888–9.	1889–90.	1890–1.	1891–2.	1892–3.	1893–4.
RECEIPTS.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
By Garden Produce -	436 16 9	305 10 9	472 2 0	403 15 6	418 4 2	183 0 0
Butter and milk -	145 17 0	120 13 3	—	—	—	153 0 0
Poultry and eggs -	15 13 0	—	—	—	—	—
Beans - -	135 0 0	70 0 0	200 0 0	228 15 3	29 9 0	55 15 0
Barley - -	406 19 9	357 1 0	488 15 0	329 5 0	340 16 0	216 0 0
Wheat - -	393 12 0	367 12 0	453 14 0	551 14 0	159 18 6	45 11 0
Live stock - -	350 13 3	353 7 0	421 12 10	495 19 0	256 19 3	228 0 0
Oats - -	—	—	120 0 0	42 0 0	98 8 9	50 14 0
Value of manure -	—	—	46 8 6	—	—	—
Hay and straw -	—	—	—	106 0 0	—	—
Balance—loss -	—	301 16 0	—	—	448 0 0	894 0 0
	1,884 11 9	1,876 0 0	2,202 12 4	2,157 8 9	1,751 15 8	1,826 0 0

SUMMARY.

BALANCE SHEETS from a BEDFORD FARM—*continued.*

LOSSES.	£	s.	d.
1883–4	30	0	0
1884–5	195	2	4
1886–7	214	0	0
1889–90	301	16	0
1892–3	448	0	0
1893–4	894	0	0
Losses	2,082	18	4
Deduct profits	1,348	1	8
Eleven years' losses	734	16	8
Average annual loss	66	16	0¾
" " " per acre	0	5	2½

PROFITS	£	s.	d.
1885–6	200	2	7
1887–8	222	14	0
1888–9	368	7	10
1890–1	300	0	0
1891–2	256	17	3
Profits	1,348	1	8

	£	s.	d.
In these accounts interest is charged, 11 years at 150*l.* =	1,650	0	0
From which deduct loss =	734	16	8
Interest on capital	915	3	4
Interest on capital per annum	83	3	11¼
2½ per cent. on 3,750*l.* = almost	83	3	11¼

APPENDIX C. II.

BALANCE SHEETS from a FARM in BEDFORDSHIRE. (*See* paras. 103–4.)

ACREAGE, 260a. 200 acres arable or 76·9 per cent., chiefly strong clay. 60 acres grass, or 23 per cent.

—	1882.			1886.			1890.			1893.		
EXPENDITURE.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
To Valuation	2,200	0	0	2,150	0	0	2,020	0	0	1,950	0	0
Live stock bought	390	0	0	332	17	0	286	12	6	160	0	0
Cake and manures	69	15	9	54	9	0	77	7	6	102	19	6
Rent	484	10	10	445	6	9	407	3	6	356	5	6
Rates, taxes, and insurance.	54	17	6	56	17	6	50	5	6	38	3	4
Labour	330	12	9	296	18	5	287	10	0	321	19	6
Tradesmen's bills	104	10	0	125	10	0	137	10	0	135	0	0
Sundries	10	0	0	10	0	0	12	0	0	20	0	0
Horse corn	80	2	0	32	9	0	32	9	6	28	9	0
Seed corn and farm seeds.	54	19	0	73	2	2	59	7	5	42	19	6
Balance, profit	290	15	4	171	9	5	114	14	1	—		
Totals	4,070	3	2	3,748	19	3	3,485	0	0	3,155	16	4

—	1882.			1886.			1890.			1893.		
RECEIPTS.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
By Corn and seeds, sold.	1,051	2	0	866	15	6	640	11	6	410	0	0
Live stock sold	747	6	1	419	16	9	497	0	0	350	0	0
Dairy produce "	166	19	1	203	18	0	171	14	6	181	7	9
Straw "	70	6	0	59	10	0	55	0	0	60	0	0
Wool "	24	10	0	18	9	0	20	14	0	18	8	6
Valuation at end of year.	2,010	0	0				2,100	0	0	1,890	0	0
Balance, loss	—			—			—			246	0	1
Totals	4,070	3	2	3,748	19	3	3,485	0	0	3,155	16	4

SUMMARY.

LOSSES.	£	s.	d.
1893	246	0	1
Total loss	246	0	1

PROFITS.	£	s.	d.
1882	290	15	4
1886	171	9	5
1890	114	14	1
Total profits	576	18	10
Deduct losses	246	0	1
Four years' profits	330	18	9
Average profit per annum	82	14	8¼
" " per acre	0	6	4¼

In 1882 the capital invested was estimated at 2,500*l.* Annual profit therefore equals $3\frac{3}{10}$ per cent. on capital 2,500*l.*

NOTE.—In selecting the years 1882–86, 1890–93, no attempt was made to pick out years either especially bad or good.

APPENDIX C. III.

Balance Sheets from a Mixed Farm in Bedford County.

922 Acres. Over one-third Permanent Pasture. 1882 to 1893. (*See* paras. 103–4.)

—	1882.	1883.	1884.	1885.	1886.
Expenditure.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
To Rent	1,256 0 0	1,256 0 0	1,195 5 0	1,101 0 0	1,069 17 0
Rates and taxes	161 10 10	140 13 1	171 13 7	178 9 10	167 17 3
Labour	1,000 0 8½	982 6 10	1,031 15 11	899 16 9	911 3 0
Tradesmen's bills	1,109 10 5	887 18 11	455 18 1	647 15 1	692 17 9
Cake	202 2 4	353 6 1	261 14 9	68 17 7	235 7 5
Manure	69 16 3	79 7 6	43 2 6	46 0 0	39 0 0
Stock bought	112 6 0	132 17 6	131 15 0	138 18 6	111 5 0
Corn bought	856 2 0	89 5 6	—	57 8 0	97 2 6
Sundries	—	101 2 6	63 14 2	63 18 9	81 3 11
Balance—profit	—	—	373 0 5	30 6 8	210 11 5
	4,967 10 6½	4,022 17 11	3,727 19 5	3,232 11 2	3,616 5 3

—	1882.	1883.	1884.	1885.	1886.
Receipts.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
By Wheat sold	1,239 8 3	994 6 8	1,091 9 3	882 13 0	893 19 9
Barley sold	904 4 1	657 6 6	583 17 6	788 2 9	445 7 4
Beans, peas, and oats	0 16 0	124 19 0	163 13 0	2 6 0	82 18 6
Live stock and wool	1,221 3 0	1,830 17 11	1,736 18 0	1,424 7 9	2,054 1 5
Butter and eggs	87 17 8	119 9 6	114 13 8	119 7 10	123 14 11
Sundries	16 10 0	50 4 6	37 8 0	15 13 10	16 8 4
Wool	—	140 0 0	—	—	—
Balance—loss	1,497 11 6½	105 13 10	—	—	—
	4,967 10 6½	4,022 17 11	3,727 19 5	3,232 11 2	3,616 5 3

—	1887.	1888.	1889.	1890.	1891.
Expenditure.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
To Rent	1,069 17 0	1,069 17 0	1,069 17 0	1,069 17 0	1,069 17 0
Rates and taxes	164 19 5	143 6 9	138 1 0	136 17 8	153 19 1
Labour	872 9 8	843 1 11	868 11 0	834 1 11	855 12 7
Tradesmen's bills	642 9 4	694 18 9	569 5 10	627 4 0	660 2 3
Cake	226 16 5	268 2 2	149 16 6	214 14 11	264 3 0
Manure	39 5 0	53 0 0	76 19 0	54 18 9	37 7 6
Stock bought	23 14 0	76 12 0	93 17 0	59 12 6	93 8 6
Corn bought	15 0 0	34 13 6	41 1 0	33 2 0	58 11 0
Sundries	47 1 0	61 6 1	36 2 6	23 13 0	31 9 4
Balance—profit	69 6 4	566 0 3	516 9 8	885 2 7	662 12 11
	3,170 18 2	3,810 18 5	3,560 0 6	3,939 4 4	3,887 3 2

—	1887.	1888.	1889.	1890.	1891.
Receipts.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
By Wheat sold	976 11 9	1,237 6 9	978 2 6	1,358 11 4	1,266 12 0
Barley sold	655 12 0	326 1 9	809 2 9	513 3 0	694 5 0
Beans, peas, and oats	—	—	31 9 0	411 5 6	112 10 9
Live stock and wool	1,407 4 10	2,110 14 9	1,631 11 3	1,552 8 6	1,712 3 2
Butter and eggs	118 0 7	128 2 3	105 18 0	98 4 0	90 11 0
Sundries	13 9 0	8 12 11	3 17 0	5 12 0	11 1 3
	3,170 18 2	3,810 18 5	3,560 0 6	3,939 4 4	3,887 3 2

BALANCE SHEET from a MIXED FARM in BEDFORD COUNTY—*continued.*

—	1892.			1893.			—	1892.			1893.		
EXPENDITURE.	£	s.	d.	£	s.	d.	RECEIPTS.	£	s.	d.	£	s.	d.
To Rent	1,069	17	0	944	5	0	By Wheat sold	672	15	6	614	12	10
Rates and taxes	129	10	6	145	2	3	Barley sold	515	19	6	687	13	0
Labour	855	12	7	852	1	0	Beans, peas, and oats	98	15	0	235	7	0
Tradesmen's bills	509	8	10	661	18	6	Live stock and wool	1,658	3	3	1,660	17	0
Cake	342	13	10	342	8	1	Butter and eggs	114	5	6	127	8	7
Manure	39	5	0	31	12	0	Sundries	—			4	8	0
Stock bought	73	3	0	42	5	6							
Corn	54	5	0	67	18	6							
Sundries	1	3	1	26	3	6							
Balance—profit	—			216	12	1	Balance—loss	115	0	1	—		
	3,074	18	10	3,330	6	5		3,074	18	10	3,330	6	5

SUMMARY.

LOSSES.	£	s.	d.
1882	1,497	11	6½
1883	105	13	10
1892	115	0	1
Total losses	1,718	5	5½

PROFITS.	£	s.	d.
1884	373	0	5
1885	30	6	8
1886	210	11	5
1887	69	6	4
1888	566	0	3
1889	516	9	8
1890	885	2	7
1891	662	12	11
1893	216	12	1
Total profits	3,530	2	4
Deduct losses	1,718	5	5½
Twelve years' profits	1,811	16	10½
Average profit per annum	150	19	8¾
Do. do. per acre per annum	0	3	3¼

APPENDIX C. IV.

BALANCE SHEETS from FARMS of 800 ACRES. SOIL, STRONG CLAY. In BEDFORD COUNTY. (*See* paras. 103–4.)

—	1885.	1886.	1887.	1888.
EXPENDITURE.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
To *Valuation*—				
Cattle	530 0 0	367 0 0	474 0 0	498 0 0
Sheep and lambs	821 8 0	588 6 0	773 10 0	689 12 0
Horses	576 0 0	396 0 0	414 0 0	360 0 0
Implements	252 0 0	252 0 0	252 0 0	252 0 0
Hay, straw, and other crops	310 15 0	311 15 0	336 5 0	358 15 0
Poultry, pigs	90 0 0	90 0 0	71 12 0	96 10 0
Manures, tillages, &c.	425 0 0	425 0 0	425 0 0	425 0 0
Payments—				
Feeding stuffs	946 2 6	1,080 1 9	643 9 9	826 11 0
Manure	30 0 0		45 0 0	55 19 0
Implements	5 0 0	8 13 0	4 10 0	7 10 0
Corn, hay, seeds, roots, etc.	50 15 9	23 5 0	38 19 0	45 12 0
Live stock purchased	870 11 6	688 8 8	488 13 6	432 11 6
Tradesmen's bills	269 3 6	267 11 8	244 19 3	197 2 1
Labour	859 2 5	798 11 6	747 1 6	816 4 5
Rent	604 8 0	577 3 0	547 10 0	510 0 0
Rates, taxes	62 10 3	74 1 1	62 16 6	79 4 9
Insurance	25 10 0		10 19 0	26 4 6
Interest on borrowed capital	—	—	—	—
Stock sent out to feed	—	—	—	—
Other miscellaneous payments	—	48 1 5	57 12 8	37 1 3
Balance—profit	—	—	—	118 6 3
	6,728 6 11	5,995 18 1	5,637 18 2	5,832 3 9

—	1885.	1886.	1887.	1888.
RECEIPTS.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
By Wheat sold	706 19 1	762 6 1	562 4 3	814 4 0
Barley "	650 19 3	524 4 0	569 8 0	535 6 6
Oats "	—	—	30 8 0	67 9 0
Beans "	—	—	—	—
Peas "	6 6 0	—	—	4 10 0
Live stock	2,615 5 0	1,550 9 8	1,484 0 0	1,376 14 0
Dairy produce, poultry, eggs	—	60 0 0	70 0 0	70 0 0
Stock taken in to feed	—	—	6 0 0	1 0 0
Other produce	104 12 3	131 19 10	82 17 9	168 9 3
Hay and straw	—	—	—	—
Valuation—				
Cattle	367 0 0	474 0 0	498 0 0	425 0 0
Sheep and lambs	588 6 0	773 10 0	689 12 0	900 0 0
Horses	396 0 0	414 0 0	360 0 0	360 0 0
Implements	252 0 0	252 0 0	252 0 0	252 0 0
Hay, straw, and other crops	311 15 0	336 5 0	358 15 0	355 5 0
Poultry, pigs	90 0 0	71 12 0	96 10 0	77 6 0
Manure, tillages, &c.	425 0 0	425 0 0	425 0 0	425 0 0
Balance—loss	214 4 4	220 11 6	153 3 2	—
	6,728 6 11	5,995 18 1	5,637 18 2	5,832 3 9

BALANCE SHEETS from FARMS of 800 ACRES. SOIL, STRONG CLAY. IN BEDFORD COUNTY—*continued.*

EXPENDITURE.	1889. £ s. d.	1890. £ s. d.	1891. £ s. d.
To *Valuation*—			*See* footnote.
Cattle	425 0 0	684 0 0	529 0 0
Sheep and lambs	900 0 0	982 18 0	869 10 0
Horses	360 0 0	340 0 0	475 0 0
Implements	252 0 0	252 0 0	352 0 0
Hay, straw, and other crops	355 5 0	373 12 6	637 10 0
Poultry, pigs	77 6 0	112 0 0	88 0 0
Manures, tillages, &c.	425 0 0	425 0 0	680 0 0
Payments—			
Feeding stuffs	910 15 3	513 5 2	667 1 6
Manure	30 0 0	19 8 0	98 10 0
Implements	7 18 4	4 17 6	29 6 6
Corn, hay, seeds, roots, &c.	46 15 4	44 14 3	55 1 4
Live stock purchased	838 11 6	523 8 6	766 13 6
Tradesmen's bills	224 9 6	212 1 9	281 6 11
Labour	769 15 3	826 2 9	1,246 14 5
Rent	510 0 0	510 0 0	666 0 0
Rates and taxes	53 0 8	58 1 5	106 19 0
Insurance	13 5 8	13 5 8	13 5 5
Interest on borrowed capital	—	—	4 7 6
Stock sent out to feed	5 0 0	—	—
Miscellaneous payments	18 0 4	69 4 2	123 14 9
Balance—profit	—	—	30 10 1
	6,222 2 10	5,963 19 8	7,720 10 11

RECEIPTS.	1889. £ s. d.	1890. £ s. d.	1891. £ s. d.
By Wheat sold	666 15 0	466 8 9	880 16 3
Barley "	518 7 9	463 0 0	899 18 3
Oats "	—	—	10 0 0
Beans "	6 0 0	—	—
Peas "	—	14 8 0	12 18 0
Live stock	1,349 2 6	1,554 5 6	1,511 1 6
Dairy produce, poultry, eggs	70 0 0	70 0 0	158 11 10
Stock taken into feed	2 10 0	—	—
Other produce	186 7 4	207 16 5	312 14 4
Hay and straw	—	46 12 0	60 9 3
Valuation—			
Cattle	684 0 0	529 0 0	696 0 0
Sheep and lambs	982 18 0	869 10 0	900 8 0
Horses	340 0 0	340 0 0	540 0 0
Implements	252 0 0	252 0 0	352 0 0
Hay, straw, and other crops	373 12 6	412 0 0	607 13 3
Poultry, pigs	112 0 0	78 0 0	98 0 0
Manure, tillages, &c.	425 0 0	425 0 0	680 0 0
Horses let out on hire	—	46 0 0	—
Balance—loss	253 9 9	189 19 0	—
	6,222 2 10	5,963 19 8	7,720 10 11

NOTE.—The discrepancy in the valuation at end of 1890 and beginning of 1891 is due to there having been a fresh farm taken and a necessary increase in horses, implements, hay, straw, and other crops taken over.

BALANCE SHEET from FARMS of 800 ACRES. Soil, Strong Clay. In BEDFORD COUNTY—*continued.*

—	1892. £ s. d.	1893. £ s. d.
EXPENDITURE.		
By *Valuation*:–		
Cattle	696 0 0	441 10 0
Sheep and lambs	900 8 0	861 7 0
Horses	540 0 0	560 0 0
Implements	352 0 0	352 0 0
Hay, straw, and other crops	607 13 6	513 11 0
Poultry, pigs	98 0 0	84 10 0
Manures, tillages, &c.	680 0 0	680 0 0
Payments:—		
Feeding stuffs	722 10 8	763 5 9
Manure	107 14 1	31 1 3
Implements	11 1 6	5 15 0
Corn, hay, seeds, roots, &c.	18 13 0	128 1 6
Live stock purchased	615 0 0	384 17 9
Tradesmen's bills	264 17 5	173 2 0
Labour	1,155 8 5	1,103 2 3
Rent	653 10 0	599 5 0
Rates, taxes	112 14 2	98 0 4
Insurance	15 3 8	18 14 8
Interest on borrowed capital	24 4 3	38 19 4
Stock sent out to feed	—	—
Miscellaneous payments	115 10 2	155 1 2
Balance—profit	—	—
	7,690 8 10	6,992 4 0

—	1892. £ s. d.	1893. £ s. d.
RECEIPT		
By Wheat sold	1,080 12 10	506 16 3
Barley ,,	497 3 6	501 8 2
Oats ,,	—	57 0 0
Beans ,,	—	128 11 0
Peas ,,	—	—
Live stock	1,566 10 11	1,696 7 11
Dairy produce, poultry, eggs	134 18 3	131 13 4
Stock taken in to feed	—	—
Other produce	127 1 11	147 7 9
Hay and straw	137 4 6	59 8 0
Valuation:—		
Cattle	441 10 0	398 0 0
Sheep and lambs	861 7 0	718 0 0
Horses	560 0 0	540 0 0
Implements	352 0 0	352 0 0
Hay, straw, and other crops	513 11 0	341 12 0
Poultry, pigs	84 10 0	99 16 0
Manure, tillages, &c.	680 0 0	680 0 0
Balance—loss	653 18 11	634 3 7
	7,690 8 10	6,992 4 0

SUMMARY.

PROFITS.	£ s. d.
1888	118 6 3
1891	30 10 1
Profits	148 16 4

LOSSES.	£ s. d.
1885	214 4 4
1886	220 11 6
1887	153 3 2
1889	253 9 9
1890	189 19 0
1892	653 18 11
1893	634 3 7
Losses	2,319 10 3
Deduct profits	148 16 4
Nine years' losses	2,170 13 11

Since 1891, when 800 acres were occupied, the figures stand:—

PROFITS.	£ s. d.
1891	30 10 1
Total rent paid for three years	1,918 15 0
Average rent paid per annum	606 5 0
,, ,, acre	0 15 1¾

LOSSES.	£ s. d.
1892 and 1893	1,288 2 6
Deduct profits	30 10 1
Three years' losses	1,257 12 5
Average annual loss	419 4 1¾
Average annual loss per acre	0 10 5

	s. d.
Average rates paid per acre per annum for three years	2 7¾
Add rent per acre	15 1¾
Average rent and rates per acre	17 9½

APPENDIX C. V.

BALANCE SHEETS FROM A FARM OF 275 ACRES. SOIL, HEAVY CLAY. BEDFORD COUNTY.

This farm is four miles from a railway station. The rent now stands at 9*s*. per acre, subject to 25 per cent. reduction. (*See* paras. 103–4.)

—	1888.	1889.	1890.
EXPENDITURE.	£ s. d.	£ s. d.	£ s. d.
To Valuation	2,050 0 0	1,923 17 6	2,077 19 0
Labour	400 13 11	407 18 8	428 4 8
Rent, rates, taxes, and insurance	194 0 0	192 12 0	184 5 10
Manures	70 11 0	39 0 0	42 9 6
Live stock purchased	85 0 0	141 5 0	209 17 0
Tradesmen's bills, steam cultivation, drilling, threshing, and repairs.	250 4 10	151 19 9	278 12 3
Seed cord and seeds	96 19 11	106 8 10	84 19 3
Oilcake and corn for stock	253 10 0	172 10 0	157 16 10
Horses purchased	14 0 0	—	—
Interest on capital	102 10 0	102 10 0	102 10 0
Hailstorm insurance	—	3 3 0	—
Balance—profit	—	—	—
	3,517 9 8	3,241 4 9	3,566 14 4

—	1888.	1889.	1890.
RECEIPTS.	£ s. d.	£ s. d.	£ s. d.
By Live Stock sold (cattle and sheep)	574 11 2	260 0 0	389 10 0
Horses sold	68 4 5	14 16 6	40 0 0
Pigs „	120 9 6	87 16 0	72 13 6
Eggs „	10 10 10	13 3 1	16 5 3
Butter „	29 15 3	19 5 2	8 19 5
Poultry „	8 14 0	2 19 6	2 0 0
Wheat „	426 12 3	373 7 3	253 4 9
Barley „	234 5 0	115 12 6	185 12 6
Beans „	—	77 4 0	—
Seeds „	8 1 6	—	—
Hay and straw	97 13 1	36 9 6	103 0 0
Clover seed	—	—	—
Service of hog and bull	—	—	1 10 6
Prizes gained	—	—	—
Sundries	2 11 0	—	—
luao	1,923 17 6	2,077 19 0	2,021 8 6
Balance—loss	12 4 2	163 12 3	472 9 11
	3,517 9 8	3,241 4 9	3,566 14 4

BALANCE SHEETS FROM A FARM OF 275 ACRES. SOIL, HEAVY CLAY. BEDFORD COUNTY—*continued.*

—	1891.	1892.	1893.
EXPENDITURE.	£ s. d.	£ s. d.	£ s. d.
To Valuation	2,021 8 6	2,077 19 0	1,837 5 0
Labour	446 11 6	402 15 2	380 12 5
Rent, rates, taxes, and insurance	182 10 9	188 6 8	162 6 11
Manures	61 18 6	104 11 4	63 10 9
Live Stock purchased	135 0 0	266 13 0	140 10 0
Tradesmen's bills, steam cultivation, drilling, threshing, and repairs.	218 16 4	245 18 11	194 11 5
Seed corn and seeds	61 2 0	102 3 10	82 7 3
Oilcake and corn for stock	213 11 11	104 1 6	454 4 10
Horses purchased	47 5 0	—	115 0 0
Hail-storm insurance	—	—	—
Interest on capital	102 10 0	102 10 0	102 10 0
Balance—profit.			—
	3,490 14 6	3,594 19 5	3,532 18 7

—	1891.	1892.	1893.
RECEIPTS.	£ s. d.	£ s. d.	£ s. d.
By Live Stock sold (cattle and sheep)	148 10 0	421 17 1	741 5 0
Horses ,,	99 10 0	—	—
Pigs ,,	226 16 9	161 1 5	129 11 7
Eggs ,,	15 14 0	11 13 4	19 0 10
Butter ,,	—		—
Poultry ,,	1 10 0	4 19 6	2 5 0
Wheat ,,	412 1 3	364 16 0	137 11 3
Barley ,,	0 3 0	281 8 0	73 8 6
Beans ,,	4 19 0	16 0 0	22 14 9
Seeds ,,	—	—	2 5 9
Hay and straw	136 12 0	2 2 0	301 8 6
Clover seed	6 5 0	—	—
Service of hog and bull	1 5 6	0 4 0	—
Prizes gained	3 3 0	—	—
Sundries	1 15 0	—	—
Valuation	2,077 19 0	1,837 5 0	1,854 9 0
Balance—loss	354 11 0	493 13 1	248 18 5
	3,490 14 6	3,594 19 5	3,532 18 7

SUMMARY.

PROFITS.

NIL.

	£ s. d.
In these accounts 5 per cent. interest on capital is charged—	
From the six years' losses	1,744 8 10
Deduct six years' interest charge	615 0 0
Complete loss	1,129 8 10
Being { Per annum	188 4 9⅔
Being { Per acre per annum	0 13 8¼

LOSSES.

	£ s. d.
1888	12 4 2
1889	162 12 3
1890	472 9 11
1891	354 11 0
1892	493 13 1
1893	248 18 5
Six years' losses	1,744 8 10
Average annual loss	290 14 9⅔
Average annual loss per acre	1 1 1¾

Average annual loss equals 9 per cent. on capital, 2,050*l.*

APPENDIX C. VI.

SUMMARY of BALANCE SHEETS from a BEDFORD FARM of 540 Acres. One-third Grass. (*See* paras. 103–4.)

LOSSES.	£	s.	d.
Michaelmas 1886–87	259	1	1
,, *1892–93	322	11	5
Losses	581	12	6

PROFITS.	£	s.	d.
Michaelmas 1887–88	667	17	2
,, 1888–89	574	1	0
,, 1889–90	147	8	10
,, 1890–91	467	7	6
,, 1891–92	110	14	8
Profits	1,967	9	2
Deduct losses	581	12	6
Seven years' profits	1,385	16	8
Average annual profit	197	19	6
Average annual profit per acre	0	7	4
Do. equals $3\frac{95}{100}$ per cent. on capital.			

* For detailed balance sheet, *see* App. C. XV. 6.

APPENDIX C. VII.

BALANCE SHEETS from a FARM in HUNTINGDONSHIRE. 462 Acres; very strong clay. 162 Acres, or 35 per cent., Grass; 300 Acres, or 65 per cent., Arable. (*See* paras. 103–4.)

1881.

EXPENDITURE.	£	s.	d.
To Stock bought	106	19	0
Corn ,,	220	0	9
Cake ,,	151	7	0
Artificial manures	28	0	0
Labour	452	5	9
Tradesmen's bills	250	0	0
Rents	375	0	0
Rates	23	6	7
Licenses	2	7	6
Insurance	5	4	1
Balance, profit	90	4	10
	1,704	15	6

RECEIPTS.	£	s.	d.
By Corn and seed sold	880	9	0
Stock sold	701	11	6
Wool ,,	122	15	0
	1,704	15	6

1882.

EXPENDITURE.	£	s.	d.
To Stock bought	134	15	0
Corn ,,	381	17	3
Artificial manures	30	17	0
Cake	185	2	8
Rent	400	0	0
Labour	437	1	7
Rates and taxes	31	6	2
Licenses	2	0	0
Insurance	7	16	1
Tradesmen's bills	216	2	2
Balance, profit	426	2	1
	2,253	0	0

RECEIPTS.	£	s.	d.
By Corn sold	791	2	0
Stock ,,	1,201	8	6
Wool ,,	91	0	6
Seeds ,,	169	9	0
	2,253	0	0

1883.

EXPENDITURE.	£	s.	d.
To Rent	400	0	0
Stock bought	85	19	0
Corn ,,	310	7	3
Artificial manure	30	0	0
Cake	151	13	0
Rates and taxes	29	6	$4\frac{1}{2}$
Labour	482	4	$6\frac{1}{2}$
Licenses	2	0	0
Insurance	5	4	1
Tradesmen's bills	163	16	3
Seed bought	31	19	1
Balance, profit	221	15	2
	1,914	4	9

RECEIPTS.	£	s.	d.
By Corn and seed sold	721	6	9
Stock sold	1,100	18	6
Wool ,,	91	19	6
	1,914	4	9

1884.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	400	0	0	By Corn sold	766	18	9
Stock bought	68	5	0	Seeds ,,	59	7	6
Corn ,,	199	11	1½	Stock ,,	758	9	6
Artificial manures	41	5	0	Wool ,,	83	1	9
Cake	92	3	6	Corn grown and consumed	155	17	6
Rates and taxes	29	16	11	Stock sent to butcher	2	9	0
Labour	418	8	11½				
Licenses	2	0	0				
Insurance	8	18	3				
Tradesmen's bills	112	15	0				
Seeds	26	0	0				
Corn brought from farm	155	17	6				
Coals	7	12	9				
Balance, profit	263	10	0				
	1,826	4	0		1,826	4	0

1885.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	400	0	0	By Corn sold	922	2	5
Labour	407	12	4½	Seeds ,,	62	2	0
Corn bought	218	13	10	Stock ,,	679	0	0
Cake bought	130	5	6	Wool ,,	77	7	0
Artificial manure	48	2	6	Corn grown and consumed	164	3	0
Trademen's bills	123	5	6½				
Rates and taxes	33	8	10½				
Insurances	9	17	6				
Coals	7	16	10				
Licenses	2	15	0				
Seeds	18	19	4½				
Corn bought from farm	164	3	0				
Stock bought	37	17	6				
Balance, profit	301	16	7				
	1,904	14	5		1,904	14	5

1886.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	300	0	0	By Corn sold	646	15	5
Labour	379	14	3½	Seeds ,,	13	15	6
Stock bought	53	14	0	Stock ,,	691	3	6
Corn ,,	178	5	0	Wool ,,	73	13	6
Cake ,,	69	4	8	Corn grown and consumed	176	9	0
Artificial manure	29	0	0	Stock sent to butcher	1	15	6
Tradesmen's bills	171	3	10½				
Rates	34	9	9				
Insurance	8	12	7				
Coals	9	5	4				
Seeds	23	18	6				
Licenses	5	5	0				
Corn bought from farm	176	9	0				
Balance, profit	164	10	5				
	1,603	12	5		1,603	12	5

1887.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	300	0	0	By Corn sold	728	14	3
Labour	362	3	5½	Stock ,,	500	17	0
Stock bought	57	1	0	Wool ,,	52	14	0
Corn ,,	208	14	3¾	Corn grown and consumed	78	3	8
Cake ,,	67	17	6	Stock sent to butcher	4	3	6
Artificial manure	40	15	0				
Tradesmen's bills	180	12	0				
Rates and taxes	26	5	7				
Insurance	9	10	0				
Coals	5	2	2				
Seeds	14	15	4				
Corn bought from farm	78	3	8				
Licenses	5	5	0				
Balance, profit	8	7	4¾				
	1,364	12	5		1,364	12	5

1888.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	300	0	0	By Corn sold	749	11	6
Labour	355	18	11½	Stock ,,	536	17	0
Stock bought	100	15	0	Wool ,,	49	16	0
Corn ,,	143	8	6	Corn grown and consumed	113	1	9
Cake ,,	54	0	0	Stock sent to butcher	3	2	6
Artificial manure	56	9	6				
Tradesmen's bills	167	0	9				
Rates and taxes	25	16	0¾				
Insurance	8	4	1				
Coals	11	12	7				
Seeds	13	18	6				
Corn bought from farm	113	1	9				
Licenses	2	0	0				
Balance, profit	100	3	0¾				
	1,452	8	9		1,452	8	9

1889.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	300	0	0	By Corn sold	889	4	9
Labour	363	16	1	Stock ,,	743	17	0
Stock bought	155	10	0	Wool ,,	52	0	0
Corn ,,	254	9	0	Corn grown and consumed	112	6	0
Cake ,,	58	10	7½	Stock sent to butcher	3	0	0
Artificial manure	79	12	6				
Tradesmen's bills	126	17	2½				
Rates and taxes	22	8	3¼				
Insurances	9	10	11				
Coals	4	1	4				
Seeds	15	14	8				
Corn bought from farm	112	6	0				
Licenses	2	0	0				
Balance, profit	295	11	1¾				
	1,800	7	9		1,800	7	9

1890.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent (raised)	435	2	10	By Corn sold	981		1
Labour	355	2	11	Stock ,,	589	18	0
Stock bought	41	11	0	Wool ,,	53	11	1½
Corn ,,	256	0	6	Corn grown and consumed	139	5	0
Cake ,,	65	7	3	Stock sent to butcher	6	16	0
Artificial manure	106	17	0				
Coals	12	18	10				
Tradesmen's bills	165	17	1				
Rates	26	5	11				
Insurance	15	13	11				
Seeds	9	2	5				
Corn bought from farm	139	5	0				
Licenses	2	6	0				
Balance, profit	139	8	6½				
	1,770	19	2½		1,770	19	2½

1891.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	300	0	0	By Corn sold	876	10	3
Labour	337	6	10	Stock ,,	679	10	6
Stock bought	139	19	0	Wool ,,	54	0	9
Corn ,,	217	12	3	Corn grown and consumed	168	18	3
Cake ,,	109	2	9	Stock sent to butcher	5	7	6
Coals ,,	9	7	4				
Artificial manure	83	7	6				
Tradesmen's bills	166	12	1				
Rates and taxes	23	7	5				
Insurance	12	11	5				
Seeds	19	11	0				
Licenses	2	6	0				
Corn bought from farm	168	18	3				
Balance, profit	194	5	5				
	1,784	7	3		1,784	7	3

1892.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	300	0	0	By Corn sold	798	18	3
Labour	403	3	2½	Stock ,,	759	8	6
Stock bought	43	0	0	Wool ,,	53	13	0
Corn ,,	327	11	3	Seeds ,,	4	14	11
Cake ,,	123	11	4½	Corn grown and consumed	111	19	3
Coals ,,	19	19	0½	Stock sent to butcher	2	7	0
Artificial manure	11	0	0				
Tradesmen's bills	223	16	3				
Rates and taxes	22	19	1½				
Insurance	12	11	5				
Licenses	2	6	0				
Seeds bought	34	11	11½				
Corn bought from farm	111	19	3				
Balance, profit	94	12	0½				
	1,731	0	11		1,731	0	11

1893.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	262	10	0	By Corn sold	674	2	6
Labour	313	3	10½	Stock ,,	483	13	0
Stock bought	15	9	9	Wool ,,	47	8	0
Corn	148	5	5½	Corn grown and consumed	119	9	6
Cake	35	11	3	Stock sent to butcher	5	0	0
Coals	6	6	0				
Artificial manure	11	0	0				
Tradesmen's bills	106	7	11½				
Rates and taxes	22	18	8½				
Insurances	9	8	10				
Licenses	2	13	6				
Seeds bought	44	7	4				
Corn bought from farm	119	9	6				
Balance, profit	232	0	10				
	1,329	13	0		1,329	13	0

SUMMARY.

Losses.	Profits.	£	s.	d.
Nil.	1881	90	4	10
	1882	426	2	1
	1883	221	15	2
	1884	263	10	0
	1885	301	16	7
	1886	164	10	5
	1887	8	7	4¾
	1888	100	3	0¾
	1889	295	11	1¾
	1890	139	3	6½
	1891	194	5	5
	1892	94	12	0½
	1893	232	0	10
	Total profits	2,532	7	6¼

Thirteen years' profits = 2,532*l.* 7*s.* 6*d.*, equal to 194*l.* 16*s.* per annum, being $4\frac{87}{100}$ per cent. on 4,000*l.* capital, and 8*s.* 5*d.* per acre.

APPENDIX C. VIII.

BALANCE SHEETS FROM A FARM IN HUNTINGDONSHIRE. (*See* paras. 103–4.)

400 Acres. ¼ Grass.

—	1886–87.	1887–88.	1888–89.	1889–90.
EXPENDITURE.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
To Horses bought	301 5 0	394 18 0	409 0 0	563 5 0
Beasts „	543 14 6	651 6 6	1,583 14 0	1,066 15 0
Sheep „	661 7 0	542 17 0	974 8 0	1,044 19 0
Pigs „	53 6 6	53 4 0	88 14 0	92 17 6
Corn (horse corn)	142 16 8	320 11 0	—	106 6 3
Cake and artificial food	153 18 11	232 14 6	461 7 3	362 7 3
Artificial manure	11 5 6	73 19 8	43 1 2	35 15 10
Rent	423 15 9	430 2 6	438 2 6	475 1 3
Rates and taxes	57 11 4	75 14 10	91 3 3	71 2 6
Dead stock and trade bills	227 0 7	303 4 5	57 9 1	72 7 2
Labour	423 0 10	496 13 1	561 16 10	514 1 5
Miscellaneous (including valuation)	713 6 10	1,543 18 9	1,844 18 3	1,725 18 4
Balance, profit	—	420 3 4	292 13 10	210 7 11
	3,712 9 5	5,539 7 7	6,846 8 2	6,341 4 5

—	1886–87.	1887–88.	1888–89.	1889–90.
RECEIPTS.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
By Horses sold	26 17 6	190 0 0	107 0 0	151 0 0
Beasts „	370 19 0	569 10 6	1,117 17 6	843 12 5
Sheep „	538 18 5	364 17 0	768 0 4	559 12 9
Pigs „	103 1 0	57 3 1	121 19 0	138 13 7
Corn „	290 19 5	1,218 9 6	1,239 9 6	1,109 13 4
Miscellaneous	167 10 0	144 6 2	101 11 4	213 5 4
To *Valuation*—				
Horses	321 0 0	290 0 0	463 0 0	490 0 0
Beasts	252 0 0	426 0 0	645 0 0	506 0 0
Sheep	242 10 0	637 10 0	715 10 0	864 0 0
Pigs	40 4 0	64 0 0	86 0 0	27 0 0
Corn	636 4 0	750 17 6	736 17 0	665 12 0
Cake and corn in hand	57 5 0	152 0 0	59 12 6	74 0 0
Hay, roots, and straw	162 0 0	106 9 10	—	—
Tenant right in cake and corn	64 13 0	100 0 0	100 0 0	130 0 0
Tillages (including hay, straw and roots).	247 7 6	388 4 0	419 11 0	404 0 0
Dead stock and fixtures	160 0 0	170 0 0	165 0 0	164 15 0
Balance, loss	31 0 7	—	—	—
	3,712 9 5	5,539 7 7	6,846 8 2	6,341 4 5

BALANCE SHEETS FROM A FARM IN HUNTINGDONSHIRE—*continued.*

—	1890–91.	1891–92.	1892–93.
EXPENDITURE.	£ s. d.	£ s. d.	£ s. d.
To Horses bought	603 0 0	742 10 0	601 0 0
Beasts ,,	665 5 0	739 0 0	413 10 0
Sheep ,,	1,186 2 0	474 5 0	397 9 6
Pigs ,,	39 10 0	48 13 0	21 10 0
Corn (horse corn)	67 14 0	100 9 6	184 6 10
Cake and artificial food	302 12 9	222 1 3	257 12 3
Artificial manure	51 11 2	25 10 0	8 5 0
Rent	540 14 8	447 5 3	481 17 9
Rates and taxes	76 17 5	85 10 5	71 2 7
Dead stock and trade bills	273 16 0	294 4 4	349 6 10
Labour	560 16 5	573 0 11	456 19 9
Miscellaneous, including valuation	1,448 5 10	1,969 1 5	1,738 1 9
Balance, profit	69 12 9		—
	5,885 18 0	5,721 11 1	4,981 2 3

—	1890–91.	1891–92.	1892–93.
RECEIPTS.	£ s. d.	£ s. d.	£ s. d.
By Horses sold	82 10 0	50 5 0	118 0 0
Beasts ,,	410 16 0	566 9 6	199 2 11
Sheep ,,	1,022 0 0	382 8 0	485 2 6
Pigs ,,	83 4 6	101 14 9	40 0 0
Corn ,,	485 15 6	1,078 1 5	1,003 18 0
Miscellaneous	142 12 0	270 12 4	272 12 11
To *Valuation*—			
Horses	722 0 0	601 0 0	478 0 0
Beasts	537 0 0	380 0 0	394 10 0
Sheep	425 0 0	279 4 0	128 1 0
Pigs	11 5 0	9 18 0	20 0 0
Corn	—	909 3 6	916 13 0
Cake and corn in hand	—	—	90 18 0
Tenant right in cake and corn	160 0 0	121 3 0	102 0 0
Tillages, hay, straw, roots, &c.	439 0 0	488 10 0	296 0 0
Dead stock and fixtures	164 15 0	164 15 0	164 15 0
Balance, loss	—	318 6 7	271 8 11
	5,885 18 0	5,721 11 1	4,981 2 3

SUMMARY

LOSSES.	£ s. d.
Year ending Michaelmas 1887	31 0 7
,, ,, 1892	318 6 7
,, ,, 1893	271 8 11
Total losses	620 16 1

PROFITS.	£ s. d.
Year ending Michaelmas 1888	420 3 4
,, ,, 1889	292 13 10
,, ,, 1890	210 7 11
,, ,, 1891	69 12 9
Total profits	992 17 10
Deduct losses	620 16 1
Seven years' profits	372 1 9
Average profit per annum	53 3 $1\frac{2}{7}$
,, ,, per acre per annum	0 2 $7\frac{3}{4}$

AVERAGE ANNUAL PROFIT = $1\frac{1}{2}$ per cent on 3,500*l.* capital.

APPENDIX C. IX.

Balance Sheets from a Grass Farm in Northants. (*See* paras. 103–4.)

431 Acres. 384 Grass.

——	1889.	1890.	1891.	1892.	1893.
Expenditure.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
To Stock in hand January 1st -	1,006 10 0	877 0 0	1,838 0 0	1,619 15 0	632 10 0
Beasts bought - - -	2,334 4 0	2,391 10 0	1,291 2 6	1,044 6 8	1,363 18 9
Sheep " - - - -	532 0 6	795 13 0	618 0 9	149 0 0	550 4 6
Labour - - - -	209 10 9½	351 3 5	320 0 5	254 0 2	220 18 3
Rent - - - - -	606 0 0	*725 5 0	765 0 0	765 0 0	676 10 0
Cake bills, rates, and incidental expenses.	225 18 5	577 2 10½	172 12 2½	393 10 9	424 15 4
Pigs - - - - -	—	—	—	2 4 0	8 16 0
Balance, profit - - -	—	—	—	—	39 19 4
	4,914 3 8½	5,717 14 3½	5,004 15 10½	4,227 16 7	3,917 11 11

——	1889.	1890.	1891.	1892.	1893.
Receipts.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
By Stock in hand - - -	887 0 0	1,838 0 0	1,619 15 0	632 10 0	749 10 0
Beasts sold - - -	2,837 8 3	2,501 13 1	1,970 4 10	2,218 9 6	1,999 6 3
Sheep and wool - - -	669 8 10	672 0 0	987 9 11	668 8 3	669 2 1
Produce consumed in house -	35 10 0	25 0 0	23 0 0	24 0 0	22 14 6
Keeping sold - - -	380 0 0	—	—	268 7 6	—
Valuation received from old farm	—	530 10 0	—	—	—
Corn and incidental receipts -	—	—	279 12 2	194 14 5	†444 12 1
Remitted on half-year's rent -	—	—	—	—	32 7 0
Balance, loss - -	104 16 7½	150 11 2½	124 13 11½	221 6 11	—
	4,914 3 8½	5,717 14 3½	5,004 15 10½	4,227 16 7	3,917 11 11

* Includes quarter year's rent on old farm.

† Includes grass keeping sold.

SUMMARY.

Losses.	£ s. d.
1889 - - - - - - -	104 16 7½
1890 - - - - - - -	150 11 2½
1891 - - - - - - -	124 13 11½
1892 - - - - - - -	221 6 11
Total losses - - - -	601 8 8½
Deduct profits - - - -	39 19 4
Five years' losses - - -	561 9 4½
Average loss per annum - - -	112 5 10½
Average loss per acre per annum - -	0 5 2½

Average annual loss=2⅘ per cent. on 4,000*l* capital.

Profits.	£ s. d.
1893 - - - - - - -	39 19 4
Total profits - - - -	39 19 4

APPENDIX C. X.

BALANCE SHEETS FROM A FARM IN NORTHAMPTONSHIRE. (*See* paras. 103–4.)

324 Acres. 70 per cent. arable. Principally strong land.

—	1887.	1888.	1889.	1890.
EXPENDITURE.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
To Valuation. January 1 1887	3,978 8 6	3,682 12 6	3,638 12 1	4,231 7 6
Rent and rates	474 11 7	401 4 1	385 19 1	395 1 2
Labour	470 17 6	431 16 0	456 9 2	488 9 7
Manure, cake, corn, seeds, &c.	345 8 7	364 14 4	409 19 6	297 17 6
Cattle	515 13 0	682 13 6	1,175 19 6	816 13 0
Implements and repairs	22 2 0	9 2 10	8 12 0	23 5 0
Sundries	24 9 4	52 8 2	23 4 5	40 1 8
Accounts owing by farm	70 0 0	115 0 0	175 0 0	135 0 0
Balance, profit	142 16 5	487 16 10	464 6 0	245 17 9
	6,044 6 11	6,227 8 3	6,738 1 9	6,673 13 2

—	1887.	1888.	1889.	1890.
RECEIPTS.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
By Corn sold	769 8 6	687 14 3	750 13 1	783 3 9
Hay, straw, &c.	22 14 6	13 16 6	1 6 6	3 15 9
Stock	1,360 13 3	1,667 16 0	1,546 5 9	1,878 18 9
Dairy produce	26 5 5	35 17 3	28 0 10	27 1 1
Eggs and poultry	26 19 6	23 16 5	33 19 10	35 7 3
Sundries	100 13 3	104 15 9	116 8 3	143 4 3
Accounts owing to farm	55 0 0	55 0 0	30 0 0	30 0 0
Valuation, December 31st, 1887	3,682 12 6	3,638 12 1	4,231 7 6	3,772 2 4
Balance, loss	—	—	—	—
	6,044 6 11	6,227 8 3	6,738 1 9	6,673 13 2

—	1891.	1892.	1893.
EXPENDITURE.	£ s. d.	£ s. d.	£ s. d.
To Valuation, January 1st, 1891	3,772 2 4	3,850 6 6	3,779 6 6
Rents and rates	394 18 1	357 3 4	324 15 5
Labour	482 10 3	455 1 8	478 11 11
Manures, cake, corn, seeds, &c.	245 6 2	362 12 1	402 13 2
Cattle	749 8 6	574 3 0	281 4 6
Implements	26 6 2	39 13 0	58 10 9
Sundries	43 2 3	43 19 4	44 8 6
Accounts owing by farm	160 0 0	160 0 0	65 0 0
Balance, profit	255 15 8	42 13 6	49 16 6
	6,129 9 5	5,885 12 5	5,484 7 3

—	1891.	1892.	1893.
RECEIPTS.	£ s. d.	£ s. d.	£ s. d.
By Corn sold	779 17 3	656 7 6	816 2 10
Hay, straw, &c.	3 15 0	41 13 10	34 4 6
Stock	1,303 18 0	1,229 15 0	1,353 5 7
Dairy produce	19 15 5	18 0 0	20 0 0
Eggs and poultry	31 1 3	22 16 4	20 17 6
Sundries	120 16 0	82 13 3	83 15 4
Accounts owing to farm	20 0 0	55 0 0	75 0 0
Valuation	3,850 6 6	3,779 6 6	3,081 1 6
Balance, loss	—	—	—
	6,129 9 5	5,885 12 5	5,484 7 3

BALANCE SHEET FROM A FARM IN NORTHAMPTONSHIRE—*continued.*

SUMMARY.

LOSSES.	PROFITS.	£	s.	d.
Nil.	1887	142	16	5
	1888	487	16	10
	1889	434	6	0
	1890	245	17	9
	1891	255	15	8
	1892	42	13	6
	1893	49	16	6
	Seven years' profits	1,689	2	8
	Average annual profit	241	6	1
	Average profit per acre per annum	0	14	10¾

Average annual profit. 6 per cent. on 4,000*l.* capital.

NOTE.—In all these balance sheets, eggs, poultry, and dairy produce receipts include amounts charged to house for these articles. The man's time, gardening, &c. is also included in receipts for sundries.

APPENDIX C. XI.

BALANCE SHEET from a FARM in NORTHANTS. 316 acres, 232 acres grass, or 73·41 per cent. strong clay; 84 acre arable, or 26·58 per cent. strong clay. (*See* paras. 103–4.)

1885–6.

EXPENDITURE.	£	s.	d.	RECEIPTS.	£	s.	d.
To Rent	360	0	0	By Wheat sold	90	12	0
Rates	42	2	7	Oats ,,	62	3	0
Labour	243	17	10½	Barley ,,	15	11	0
Corn, cake, manures	23	19	0	Beans ,,	10	7	0
Stock bought	10	6	0	Peas ,,	4	5	0
Tradesmen's bills	53	14	10	Stock ,,	291	8	8
				Wool ,,	20	0	4
				Butter ,,	122	6	11½
				Poultry and eggs	16	5	0½
				Consumed in house—			
				Pigs, butter, poultry and eggs	21	5	0
				Balance, loss	79	16	3½
	734	0	3½		734	0	3½

1886–7.

EXPENDITURE.	£	s.	d.	RECEIPTS.	£	s.	d.
To Rent	330	0	0	By Wheat sold	83	14	0
Rates	31	5	4	Barley ,,	25	17	0
Labour	212	8	6	Oats ,,	8	2	0
Corn, cake, and manure	47	13	6	Stock ,,	425	15	5
Stock bought	17	14	6	Wool ,,	24	12	0
Tradesmen's bills	47	10	4	Clover ,,	60	13	8
Horse hire	3	0	0	Butter ,,	104	7	3
Steam cultivation	6	0	0	Produce consumed in house	18	5	0
Fire insurance	1	15	0	Poultry and eggs	16	16	7
Implements	5	19	0				
Balance, profit	64	16	9				
	768	2	11		768	2	11

1887–8.

EXPENDITURE.	£	s.	d.	RECEIPTS.	£	s.	d.
To Rent	330	0	0	By Wheat sold	103	6	0
Rates	31	9	3	Barley ,,	1	17	0
Labour	205	3	1	Oats ,,	3	11	0
Corn, cake, &c.	2	12	9	Stock ,,	420	13	11
Stock	16	4	0	Wool ,,	29	18	0
Tradesmen's bills	47	4	8	Straw ,,	5	0	0
Horse hire	1	12	6	Beans ,,	6	15	6
Fire insurance	1	15	0	Butter ,,	110	1	10
Balance, profit	76	5	4	Poultry and eggs sold	11	13	4
				Produce consumed in house	19	10	0
	712	6	7		712	6	7

1888–9.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	330	0	0	By Wheat sold	64	8	3
Rates	31	7	7	Barley ,,	26	0	0
Labour	198	12	8	Oats ,,	30	13	0
Corn, cake, &c.	65	5	4	Stock ,,	633	14	0
Stock	104	10	6	Wool ,,	30	10	0
Tradesmen's bills	49	19	6	Butter ,,	102	0	3
Horse hire	2	0	0	Poultry and eggs sold	12	11	0
Fire insurance	1	19	0	Produce consumed in house	18	0	0
Balance, profit	134	1	11				
	917	16	6		917	16	6

1889–90.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	330	0	0	By Wheat sold	60	19	6
Rates	22	4	4	Barley ,,	18	0	0
Labour	198	14	6	Oats ,,	12	0	0
Corn, cake and manure	81	6	10	Beans ,,	31	18	0
Stock bought	47	13	0	Stock ,,	615	10	5
Tradesmen's bills	67	13	0	Wool ,,	36	9	0
Horse hire	1	7	6	Butter ,,	121	7	7½
Fire insurance	1	19	0	Poultry and eggs sold	13	10	6½
Balance, profit	180	19	5	Farm produce consumed in house	22	2	6
	931	17	7		931	17	7

1890–1.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	330	0	0	By Wheat sold	112	16	0
Rates	24	9	5	Barley ,,	60	15	6
Labour	201	5	9½	Beans ,,	16	4	0
Corn, cake, and manures	72	5	10	Stock ,,	715	17	2
Stock bought	19	15	0	Wool ,,	40	14	0
Tradesmen's bills	78	7	5	Butter ,,	117	11	6½
Horse hire	2	0	0	Poultry and eggs sold	14	5	0
Fire insurance	1	15	0	Farm produce consumed in house	14	18	6
Balance, profit	363	3	3				
	1,093	1	8½		1,093	1	8½

1891–2.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	330	0	0	By Wheat sold	146	4	0
Rate	25	13	4	Oats ,,	19	2	0
Labour	195	1	10	Wool ,,	40	7	6
Corn, cake, and manure	73	19	8	Stock ,,	545	8	9
Stock	25	19	0	Butter ,,	103	17	4
Tradesmen's bills	61	6	7	Poultry and eggs sold	16	5	0
Horse hire	4	4	6	Farm produce consumed in house	21	13	8
Fire insurance	1	15	0				
Balance, profit	174	18	4				
	892	18	3		892	18	3

1892–3.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	330	0	0	By Wheat sold	26	18	0
Rates	29	3	4	Barley ,,	36	2	6
Labour	194	17	6	Oats ,,	17	1	0
Corn, cake and manure	90	13	9	Stock ,,	391	7	3
Stock	22	0	0	Butter ,,	77	1	2
Tradesmen's bills	68	3	11	Poultry and eggs sold	16	5	8
Fire insurance	1	15	0	Wool sold	37	6	6
Horse hire	1	10	0	Farm produce consumed in house	23	19	0
				Balance, loss	112	2	5
	738	3	6		738	3	6

1893–4.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Rent	330	0	0	By Wheat sold	50	11	6
Rates	27	8	4	Barley ,,	14	14	0
Labour	168	8	8	Peas ,,	2	16	0
Corn, cake, and manures	95	4	1	Oats ,,	18	3	0
Stock bought	43	0	6	Stock ,,	437	9	2
Tradesmen's bills	89	16	10½	Wool ,,	33	12	6
Horse hire	1	12	6	Clover seed sold	192	5	10
Fire insurance	1	15	0	Butter ,,	65	4	3½
Balance, profit	93	17	11½	Poultry and eggs sold	20	13	2
				Farm produce consumed in house	15	14	5½
	851	3	11		851	3	11

SUMMARY.

Losses.	£	s.	d.	Profits.	£	s.	d.
1885–6	79	16	3½	1886–7	64	16	9
1892–3	112	2	5	1887–8	76	5	4
				1888–9	134	1	11
				1889–90	180	19	5
				1890–1	363	3	3
				1891–2	174	18	4
				1893–4	93	17	11½
Total losses	191	18	8½	Total Profits	1,088	2	11½
				Deduct losses	191	18	8½
				Nine years' profits	896	4	3
				Average profit per annum	99	11	7
				,, ,, per acre	0	6	3½

Average Annual Profit = $4\frac{1}{10}$ per cent. on 2,414*l.* capital in 1885.

APPENDIX C. XII.

BALANCE SHEETS OF FARMS IN OCCUPATION OF THE OWNER. (*See* para. 105.)

1,500 Acres, of which 180 are Heath. One-third Grass.

—	1886.	1887.	1888.	1889.
EXPENDITURE.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
To Valuation upon Farm A. made October 1, 1885.	—	*102 6 11	†147 16 0	5,329 17 11
	4,017 4 1	4,622 14 10	4,860 15 9	
Live stock purchased - - -	354 11 6	210 2 0	448 1 0	717 1 6
Corn and grass seeds do. - -	398 18 8	255 14 1	268 8 11	202 0 9
Implements - - - -	71 19 6	65 18 9	120 4 10	129 1 2
Artificial manures - - -	113 9 3	319 8 8	395 13 6	450 5 10
Cake and Lamb food - - -	321 13 0	240 18 0	432 0 9	371 12 2
Steam cultivation - - -	9 0 0	59 18 0	167 4 6	249 18 0
Threshing and grinding - - -	69 3 10	32 19 0	36 10 3	81 2 5
Labour and harvest wages - -	735 2 0	969 2 0	1,179 3 7	1,243 15 4
Miscellaneous expenses - - -	80 0 0	103 7 3	63 13 10	78 16 7
Rates and taxes - - -	39 11 8	51 11 7	102 2 8	85 19 11
Coal - - - - -	21 0 7	28 14 0	64 0 10	94 15 10
Insurance - - - -	3 4 0	5 15 0	6 11 0	1 15 0
Grass and sheep keeping - - -	41 16 2	—	—	—
Tradesmen's bills, veterinary surgeon, service of horse, and other expenses.	56 8 9	104 5 9	88 4 0	136 1 5
Bank commissions and cheque books -	2 19 5	5 7 0	3 8 0	2 19 0
Valuer's charges - - - -	27 0 0	21 3 8	6 17 6	6 17 6
Rent - - - -	642 0 0	784 4 0	1,075 4 0	1,075 4 0
Interest on 4,582*l.* and subsequent sums -	178 3 0	194 17 6	224 1 6	227 10 6
Balance, profit - -	—	—	272 18 7	431 11 5
	7,183 5 5	8,178 8 0	9,967 11 0	10,916 6 3

—	1886.	1887.	1888.	1889.
RECEIPTS.	£ s. d.	£ s. d.	£ s. d.	£ s.
By Live stock sold - - - -	1,254 9 0	1,149 12 1	1,703 12 2	1,888 12 9
Corn sold - - - -	601 1 0	696 15 0	1,926 8 5	2,191 10 6
Hay and straw - - - -	23 1 9	141 3 0	629 15 9	74 0 0
Wool - - - -	178 10 0	201 7 6	208 14 0	249 11 6
Dairy produce and poultry - -	82 12 2	111 16 8	133 14 7	141 18 0
Manure - - - -	11 2 0	—	—	—
Miscellaneous receipts - - -	93 2 4	142 5 10	30 3 2	62 18 11
Valuation, Michaelmas - -	4,622 14 10	4,860 15 9	5,329 17 11	6,302 14 7
Balance, loss - - - -	316 12 4	874 12 2	—	—
	7,183 5 5	8,178 8 0	9,967 11 0	10,916 6 3

* Farm B., 237 acres taken up.

† Farm C., 291 acres taken up.

BALANCE SHEET of FARMS of 1,500 ACRES—*continued.*

—	1890.	1891.	1892.
EXPENDITURE.	£ s. d.	£ s. d.	£ s. d.
To Valuation	6,302 14 7	6,557 19 8	8,272 4 10
Live stock purchased	1,139 19 0	1,931 1 6	1,347 12 6
Corn and grass seeds	210 0 8	354 7 9	203 8 5
Implements	82 4 5	120 5 8	—
Artificial manures	826 11 6	497 7 2	} 1,183 19 7
Cake and lamb food	426 12 3	634 10 5	
Steam cultivation	58 16 0	136 2 0	—
Threshing and grinding	92 12 0	130 8 7	—
Labour and harvest wages	1,301 7 9½	1,466 4 3	1,513 9 0
Miscellaneous expenses	91 19 1	47 13 0	154 18 7
Rates and taxes	97 11 3	67 18 7	75 3 8
Coal	86 11 4	114 16 8	—
Insurance	1 15 0	5 9 8	—
Grass and sheepkeeping	5 6 8	20 18 4	—
Tradesmen's bills, veterinary surgeon, service of horse, and other expenses.	148 2 6	137 10 2	584 17 5
Carriage and cartage	11 1 8	—	—
Mole catcher	2 10 0	2 10 0	—
Accountant's charges	13 2 6	—	—
Cheque books	1 2 0	1 10 0	—
Rent	1,075 4 0	1,075 4 0	1,075 4 0
Interest on valuation and money advanced	207 10 6	185 8 6	—
Repairs to roads	—	10 15 0	—
Balance, profit	74 16 9½	—	241 0 3
	12,257 11 6	13,498 0 11	14,651 18 3

—	1890.	1891.	1892.
RECEIPTS.	£ s. d.	£ s. d.	£ s. d.
By Live stock sold	2,068 4 3	3,167 18 6	2,854 16 8
Corn sold	2,774 10 6	492 2 9	3,225 7 1
Hay and straw	366 4 11	60 0 0	—
Wool	269 12 0	314 13 6	—
Dairy produce and poultry	139 9 6	151 10 1	147 10 7
Interest	2 6 0	2 5 0	—
Miscellaneous receipts	79 4 8	112 13 4	} 1,472 18 11
Manure	—	61 18 6	
Carcases	—	21 4 6	
Sheep washing	—	3 3 0	
Valuation, Michaelmas*	6,557 19 8	8,272 4 10	6,951 5 0
Balance, loss	—	838 6 11	—
	12,257 11 6	13,498 0 11	14,651 18 8

SUMMARY.

LOSSES.	£ s. d.
1886	316 12 4
1887	874 12 2
1891	838 6 11
	2,029 11 5
Deduct profits	1,020 4 4½
Seven years' losses	1,009 4 4½
Average annual loss	144 3 6
Ditto per acre, excluding heath	0 2 2¼

PROFITS.	£ s. d.
1888	272 18 7
1889	431 11 5
1890	74 16 9½
1892	241 0 3
	1,020 7 0½

APPENDIX C. XIII.

BALANCE SHEETS FROM A FARM IN BEDFORDSHIRE. (*See* para. 106.)

SOIL—STRONG CLAY. ARABLE, 147 ACRES, OLD PASTURE, 53 ACRES; PERMANENT PASTURE OF RECENT CREATION, 90 ACRES. TOTAL, 290 ACRES.

—	1890–91.			1891–92.			1892–93.		
EXPENDITURE.	£	s.	d.	£	s.	d.	£	s.	d.
To Valuations. Michaelmas 1890, 1891, 1892	2,834	7	4	2,066	12	8	2,024	13	8
Stock purchased	779	15	0	518	17	0	384	17	6
Fodder „	672	15	10	601	15	3	565	0	11
Grass keeping	22	0	0	—			—		
Threshing and grinding	45	17	8	46	0	4	48	12	3
Insurance of crops and buildings	11	3	5	11	7	4	11	1	10
Rates, taxes, tithe, and modus	125	3	2	113	19	3	109	15	3
Manure purchased	75	14	9	29	16	0	96	17	6
Seeds „	78	3	9	20	0	0	35	9	6
Implements „	28	18	6	—			—		
Labour	547	14	8	636	7	2½	614	2	1½
Tradesmen's bills	67	14	7	59	3	11½	95	17	5
Cheque books	0	18	0	0	12	0	0	12	0
Poultry	—			7	9	3	—		
Straw	—			8	6	8	9	4	0
	5,290	6	8	4,120	6	11	3,996	3	11½

—	1890–91.			1891–92.			1892–93.		
RECEIPTS.	£	s.	d.	£	s.	d.	£	s.	d.
By Stock sold	2,102	8	8	1,446	14	7	1,196	7	9
Pigeons and poultry	1	18	8	7	2	8	12	19	1
Corn	676	8	0	205	7	9	287	1	5
Hay and straw	207	2	8	—			63	1	4
Fruit	20	10	2	—			25	0	0
Ploughing done on allotments	21	13	6	17	17	0	99	6	1
Miscellaneous	8	11	6	8	6	2	6	18	0
Valuations, Michaelmas, 1891, 1892, 1893	2,066	12	8	2,024	13	8	1,485	4	0
Balance, loss	185	0	1	410	5	1	820	6	3½
	5,290	6	8	4,120	6	11	3,996	3	11½

SUMMARY.

LOSSES.	£	s.	d.
1890–91	185	0	10
1891–92	410	5	1
1892–93	820	6	3½
Total losses	1,415	12	2½
Average annual loss	471	17	4¾
Average annual loss per acre	1	12	6½

PROFITS.

NIL.

NOTE.—This farm is farmed by the MORTGAGEE in possession. In 1857 it was valued for succession duty at 11,000*l.* (annual value, 440*l.*) In the accounts neither rent nor interest on capital is charged. If a reduced rent, 220*l.*, being a reduction of 50 per cent. on 440*l.*, be charged, the loss on three years' farming becomes 2,075*l.* 12*s.* 2½*d.*—691*l.* 17*s.* 4¾*d.* per annum—2*l.* 7*s.* 8½*d.* per acre per annum.

APPENDIX C. XIV.

BALANCE SHEETS FROM A CO-OPERATIVE FARM. (*See* paras. 107 and 108.

ACREAGE, 296a. 3r. 11p.; 126a. 2r. 13p., being Meadow and Pasture.

For the Year ending April 6th, 1887.

EXPENDITURE.

DR. 1887, April 6.	£	s.	d.	£	s.	d.
To Permanent Improvements repaid by landlord				59	6	0
Incoming valuation, 1886, April, viz.:—						
Growing crops and acts of husbandry	192	10	0			
Hay, clover, and grass keeping	179	10	0			
Implements	46	1	0			
Cake consumed	51	10	8			
Half cost of stamp	0	15	0			
				470	6	8
Wages				543	14	0
Horses				455	10	0
Cattle				661	5	6
Sheep				456	19	0
Pigs				34	0	0
Poultry				6	14	0
Dairy—Sundry utensils				1	4	0
Corn and feeding stuffs, viz.:—						
Corn	111	18	3			
Cake	125	17	6			
				237	15	9
Seed				163	14	4
Manures				82	19	3
Implements, harness, &c.				386	16	6
Rent				410	16	8
Interest				90	2	4
Rates and taxes				66	1	6
Insurance				2	10	0
Tradesmen's bills				16	16	2
Grinding and thrashing				20	2	0
Railway carriage				28	17	0
Sundries				61	0	11
Bad debt				10	0	0
				4,266	11	7

INCOME.

CR. 1887, April 6.	£	s.	d.	£	s.	d.
By Permanent Improvements repaid by landlord				59	6	0
Horses				47	0	0
Cattle				394	9	10
Sheep				166	17	3
Pigs				158	11	4
Dairy produce				64	14	0
Poultry				5	4	1
Corn				357	16	0
Hay				0	3	0
Clover				1	16	0
Potatoes				24	0	0
Peas				4	8	3
Wool				26	3	0
Sundries				2	3	5
Profit on butcher's shop				8	8	9
By Valuation, April 6, 1887:—	£	s.	d.			
Horses	281	0	0			
Cattle	459	10	0			
Sheep	577	10	0			
Pigs	37	10	0			
Poultry	6	18	0			
Acts of husbandry	587	16	7			
Manure	103	8	4			
Lime	5	16	8			
Wheat	75	0	0			
Straw	55	5	0			
Hay	22	10	0			
Clover	52	10	0			
Barley	34	6	0			
Peas	17	2	0			
Oats	33	12	0			
Potatoes	12	0	0			
Implements	376	6	6			
				2,738	1	1
By loss				207	9	7
				4,266	11	7

BALANCE SHEETS FROM A CO-OPERATIVE FARM—*continued.*

For the Year ending April 6th, 1888.

EXPENDITURE.

Dr.	£ s. d.	£ s. d.
1887, April 6		
To Valuation at this date:—	£ s. d.	
Horses	281 0 0	
Cattle	459 10 0	
Sheep	577 10 0	
Pigs	37 10 0	
Poultry	6 18 0	
Acts of husbandry	587 16 7	
Manure	103 8 4	
Lime	5 16 8	
Wheat	75 0 0	
Straw	55 5 0	
Hay	22 10 0	
Clover	52 10 0	
Barley	34 6 0	
Peas	17 2 0	
Oats	33 12 0	
Potatoes	12 0 0	
Implements	376 6 6	
		2,738 1 1
1888, April 6.		
To Wages		481 11 8
Horses		54 9 0
Cattle		142 16 6
Sheep		126 15 0
Pigs		88 11 6
Poultry		3 11 6
Corn and feeding stuffs:—	£ s. d.	
Cake	136 5 0	
Barley	80 5 0	
Peas	8 16 0	
Oats	64 11 0	
Hay	12 5 6	
Mangold	24 2 6	
		326 5 0
Seed		52 7 0
Potatoes		2 10 0
Manures		37 5 8
Implements		25 17 1
Rent		500 0 4
Interest		124 15 0
Rates and taxes		49 19 0
Insurance		2 10 0
Tradesmen's bills		45 12 4
Grinding and thrashing		43 16 6
Sundries		51 8 2
		4,898 2 4

INCOME.

Cr.	£ s. d.	£ s. d.
1888, April 6.		
By Horses		81 10 0
Cattle		417 4 0
Sheep		526 15 5
Pigs		163 3 0
Poultry and dairy		25 10 1
Corn		206 17 0
Straw		18 14 0
Clover		3 1 6
Barley		211 3 4
Peas		23 12 4
Oats		8 6 0
Potatoes		70 7 3
Wool		52 5 6
Sundries		9 15 9
Profit on butcher's shop		29 19 4
By Valuation, April 6, 1888:—	£ s. d.	
Horses	297 0 0	
Cattle	442 10 0	
Sheep	307 8 0	
Pigs	62 16 0	
Poultry	11 18 0	
Acts of husbandry	467 10 10	
Manure	51 0 0	
Wheat	79 16 6	
Straw	43 0 0	
Hay	48 0 0	
Clover	104 0 0	
Barley	1 10 0	
Peas	12 16 0	
Oats	65 10 0	
Potatoes	19 15 0	
Mangold	1 5 0	
Implements	361 9 1	
		2,377 4 5
By loss		672 13 5
		4,898 2 4

BALANCE SHEETS FROM A CO-OPERATIVE FARM—*continued.*

For the Year ending April 6th, 1889.

EXPENDITURE.

Dr.	£	s.	d.	£	s.	d.
1888, April 6.						
To Valuation at this date :—	£	s.	d.			
Horses	297	0	0			
Cattle	442	10	0			
Sheep	307	8	0			
Pigs	62	16	0			
Poultry	11	18	0			
Acts of husbandry	467	10	10			
Manure	51	0	0			
Wheat	79	16	6			
Straw	43	0	0			
Hay	48	0	0			
Clover	104	0	0			
Barley	1	10	0			
Peas	12	16	0			
Oats	65	10	0			
Potatoes	19	15	0			
Mangold	1	5	0			
Implements	361	9	1			
				2,377	4	5
1889, April 6.						
To Wages				461	1	8
Cattle				253	2	6
Sheep				162	18	6
Pigs				9	10	0
Corn and feeding stuffs :—	£	s.	d.			
Cake	73	17	0			
Oats	43	1	6			
				116	18	6
Seed				85	3	10
Potatoes				1	10	0
Manures				60	4	1
Implements				18	15	11
Rent				487	3	0
Interest				133	9	0
Rates and taxes				46	15	2
Insurance				2	10	0
Tradesmen's bills				56	15	0
Grinding and thrashing				9	9	0
Sundries				31	14	4
Profit for the year ending 6th April 1889				33	2	0
				4,347	6	11

INCOME.

Cr.	£	s.	d.	£	s.	d.
1889, April 6.						
By Horses				70	0	0
Cattle				526	1	6
Sheep				282	3	3
Pigs				95	17	3
Poultry and Dairy				18	12	11
Corn				271	9	6
Straw				62	5	0
Hay and clover				77	3	7
Barley				120	8	6
Peas				0	4	0
Oats				9	14	0
Potatoes				79	18	0
Wool				26	2	3
Sundries				9	10	6
Roots				43	15	0
Profit on butcher's shop				19	2	2
By Valuation, April 6, 1889 :—	£	s.	d.			
Horses	298	0	0			
Cattle	638	10	0			
Sheep	511	19	0			
Pigs	37	13	0			
Poultry	9	8	0			
Acts of husbandry	386	5	9			
Manure	57	10	0			
Wheat	78	0	0			
Straw	64	0	0			
Hay	36	0	0			
Clover	20	0	0			
Barley	46	5	0			
Peas	14	14	0			
Oats	56	0	0			
Potatoes	4	10	0			
Mangold	37	10	0			
Implements	338	14	9			
				2,634	19	6
				4,347	6	11

BALANCE SHEETS FROM A CO-OPERATIVE FARM—*continued.*

For the Year ending April 6th, 1890.

EXPENDITURE.

Dr.	£ s. d.	£ s. d.
1889, April 6.		
To Valuation at this date—		
Horses	298 0 0	
Cattle	638 10 0	
Sheep	511 19 0	
Pigs	37 13 0	
Poultry	9 8 0	
Acts of husbandry	386 5 9	
Manure	57 10 0	
Wheat	78 0 0	
Straw	64 0 0	
Hay	36 0 0	
Clover	20 0 0	
Barley	46 5 0	
Peas	14 14 0	
Oats	56 0 0	
Potatoes	4 10 0	
Mangolds	37 10 0	
Implements	338 14 9	
		2,634 19 6
1890, April 6.		
To Wages	462 4 5	
Cattle	337 9 0	
Sheep	292 6 6	
Pigs	22 12 0	
Corn and cake	160 15 0	
Horses	52 8 0	
Seed	62 5 0	
Manures	62 18 6	
Potatoes	3 0 0	
Implements	27 5 5	
Rent	508 15 3	
Interest	138 15 0	
Rates and taxes	68 14 3	
Insurance	2 10 0	
Tradesmen's bills	67 2 0	
Grinding and threshing	32 17 0	
Sundries	17 16 4	
Loss on butcher's shop	0 6 9	
		2,329 0 2
		4,963 19 8

INCOME.

Cr.	£ s. d.	£ s. d.
1890, April 6.		
By Horses	105 10 0	
Cattle	489 5 11	
Sheep	375 13 4	
Pigs	103 14 6	
Poultry	19 7 9	
Wheat	234 16 0	
Straw	39 7 2	
Hay	4 7 0	
Barley	292 8 6	
Peas	0 15 0	
Oats	9 12 0	
Potatoes	35 10 0	
Implements	0 14 0	
Sundries	5 5 6	
		1,716 6 8
By Valuation, April 6, 1890:—		
Horses	342 0 0	
Cattle	878 10 0	
Sheep	815 12 0	
Pigs	24 0 0	
Poultry	11 8 0	
Acts of husbandry	348 2 7	
Manure	55 10 0	
Wheat	63 0 0	
Straw	37 10 0	
Hay	134 5 0	
Clover	154 0 0	
Barley	4 5 0	
Vetches	1 16 0	
Corn and cake	2 2 0	
Mangolds	34 10 0	
Implements	318 7 8	
		3,227 18 3
To loss on the year ending April 6th, 1890		19 14 9
		4,963 19 8

For the Year ending April 6th, 1891.

EXPENDITURE.

Dr.	£ s. d.
To Valuation of April 6, 1890	3,227 18 3
Wages	435 8 3
Cattle	97 5 0
Sheep	128 6 6
Pigs	21 2 0
Milk	7 5 7
Horses	38 5 6
Corn and cake	212 19 8
Seed	69 4 5
Manure	45 8 3
Implements	65 3 8
Rent	510 8 6
Interest	159 4 6
Rates and taxes	34 6 6
Insurance	4 0 0
Tradesmen's bills	93 15 1
Grinding and threshing	27 4 6
Sundries	37 15 9
Loss on butcher's shop by bad debts	15 1 4
Dairy Company's shares	15 0 0
	5,245 3 3

RECEIPTS.

Cr.	£ s. d.
By Horses	105 0 0
Cattle	390 4 0
Sheep	453 16 6
Pigs	56 7 0
Poultry	13 11 7
Milk	140 13 11
Cake	0 10 0
Hay	68 6 9
Straw	6 10 0
Wheat	102 1 0
Barley	381 12 0
Oats	25 14 6
Potatoes	1 10 0
Taxes	2 0 8
Sundries	27 18 5
By Valuation, 1891:—	
Horses, cattle, sheep, pigs, and poultry	1,950 10 0
Acts of husbandry	365 7 4
Wheat	70 19 0
Oats	30 12 0
Barley	19 2 0
Corn and cake	7 10 0
Hay	148 15 0
Clover	59 10 0
Straw	84 0 0
Mangolds	19 13 9
Manure	59 2 0
Implements	344 12 11
Dairy Company's shares	15 0 0
Balance, loss	294 12 11
	5,245 3 3

BALANCE SHEETS FROM A CO-OPERATIVE FARM—*continued.*

For the Year ending April 5th, 1892.

EXPENDITURE. Dr.	£	s.	d.	RECEIPTS. Cr.	£	s.	d.
To Valuation of 6th April 1891	3,159	14	0	By Horses	61	14	6
Dairy company's shares	15	0	0	Cattle	299	9	8
Wages	445	17	0	Sheep	440	8	7
Cattle	205	2	6	Pigs	92	12	1
Sheep	22	14	0	Poultry	18	2	7
Pigs	25	7	6	Milk	206	6	4
Horses	48	3	6	Foods	0	13	6
Corn and cake	281	17	9	Hay and straw	57	0	0
Seed	52	9	0	Manures	0	5	0
Manures	74	12	6	Wheat	253	13	3
Implements	53	5	4	Barley	212	15	6
Rent	503	18	6	Oats	69	7	6
Interest	170	14	0	Taxes	1	10	5
Rates and taxes	43	0	10	Sundries	6	11	9
Tradesmen's bills	52	17	2	By Valuation, 1892:—			
Grinding and threshing	24	7	3	Horses	450	0	0
Sundries	20	18	11	Cattle	861	0	0
Turnips	18	10	1	Sheep	715	4	0
Straw	5	19	2	Pigs	13	0	0
Wheat	24	0	0	Poultry	11	18	0
Poultry	2	1	0	Acts of husbandry and tenant-right	288	11	11
				Seed corn	48	0	0
				Grass and clover seeds	39	11	0
				Hay, straw, and manure	369	8	9
				Implements	358	13	8
				Roots, corn, and cake	152	0	0
				Dairy company's shares	15	0	0
				Balance, loss	208	12	3
	5,250	10	0		5,250	10	0

For the Year ending April 6th, 1893.

EXPENDITURE. Dr.	£	s.	d.	RECEIPTS. Cr.	£	s.	d.
To Valuation of April 6, 1892	3,307	7	4	By Wheat	278	7	6
Dairy company's shares	15	0	0	Barley	207	0	0
Rent	468	3	7	Oats	59	19	0
Interest	174	13	0	Peas and beans	0	1	0
Rates and taxes	55	0	0	Hay and straw	2	0	0
Wages	410	12	8	Cattle	244	12	8
Smith	9	16	6	Sheep	541	18	8
Implements and machinery	22	15	0	Horses	104	0	0
Grinding and threshing	22	11	3	Dairy	243	7	10
Veterinary and medicines	4	5	6	Pigs	51	1	0
Tradesmen's bills	64	8	0	Poultry	25	19	5
Artificial food	247	8	8	Sundries	0	16	0
Manures	20	12	6	Valuation 6th April 1893:—			
Horse corn	51	14	10	Horses	350	0	0
Hay, straw, and keep	19	12	2	Cattle	787	0	0
Corn, grass, and other seed	65	8	10	Sheep	545	5	0
Cattle	28	9	5	Pigs	28	0	0
Sheep	37	7	0	Poultry	12	6	0
Horses	4	15	6	Acts of husbandry	257	12	6
Pigs	6	15	6	Tenant-right	162	7	11
Sundries	46	9	10	Grass and clover seeds	18	9	0
Loss by ——'s error in wheat account	17	5	6	Hay and straw	123	8	9
				Roots	34	10	0
				Manure	137	9	0
				Implements	355	8	8
				Corn and cake	65	16	3
				Dairy company's shares	15	0	0
				Balance, loss	448	16	5
	5,100	12	7		5,100	12	7

BALANCE SHEETS FROM A CO-OPERATIVE FARM—*continued.*

FINANCIAL POSITION on 6th April 1893.

LIABILITIES.	£	s.	d.
To——— (who advanced the starting capital).	3,000	0	0
Bank	1,339	6	5
Sundry outstanding liabilities	409	5	11
	4,748	12	4

ASSETS.	£	s.	d.
By Valuation of stock April 1893	2,877	13	1
Dairy Co.'s shares	15	0	0
Sundry outstanding assets	37	1	11
Total assets	2,929	15	0
By loss:—			
Year ending 6th April 1887	207	9	7
,, ,, 1888	672	13	5
,, ,, 1890	19	14	9
,, ,, 1891	294	12	11
,, ,, 1892	288	12	3
,, ,, 1893	448	16	5
	1,851	19	4
Less by profit year ending 6 April 1889.	33	2	0
Loss	1,818	17	4
Add assets	2,929	15	0
	4,748	12	4

	£	s.	d.
Losses over 7 years	1,818	17	4
Average loss per annnm	259	16	9
,, ,, acre	0	17	6

Average loss = $8\frac{3}{5}$ per cent. per annum on 3,000*l.* capital.

APPENDIX C. XV.

BALANCE SHEETS FOR 1893–4. (*See* paras. 15, 110.)

1. From a FARM of 467 ACRES, of which 400 are STRONG CHALK CLAY and 123 GRASS (POOR). BEDS.

EXPENDITURE.	£	s.	d.
To live stock bought	70	0	0
Corn and seed do.	39	10	0
Oilcakes and manures	120	16	0
Rent	360	0	0
Rates, taxes, and insurance	39	14	10
Labour	396	0	0
Tradesmen's bills	162	1	6
Sundries	45	0	0
	1,193	2	4

RECEIPTS.	£	s.	d.
By Stock and wool sold	540	0	0
Corn and seeds	287	0	0
Dairy produce and poultry	104	2	6
Other produce	1	5	0
Horse work done on hire	0	7	6
Remission of rent	72	0	0
Farm produce used in house	26	0	0
Balance, loss	162	7	4
	1,193	2	4

2. Another FARM in the same OCCUPATION. 670 ACRES, ½ GRASS. BEDS.

EXPENDITURE.	£	s.	d.
To Live stock bought	42	10	0
Corn and seed, do.	53	3	0
Cake and manure	137	5	8
Rent	563	0	0
Rates and taxes	42	17	11½
Labour	596	19	0
Tradesmen's bills	97	0	0
	1,532	15	7½

RECEIPTS.	£	s.	d.
By Stock and wool sold	447	15	0
Corn, do.	147	0	0
Dairy and poultry	149	17	3
Other produce	8	0	0
Labour hired out	3	10	0
Grass hire	2	0	0
Remission of rent	26	5	0
Sundry receipts	10	11	0
Farm produce used in house	34	0	0
Increased valuation	171	10	0
Balance, loss	532	7	4½
	1,532	15	7½

3. A Farm of well-known Excellence, and in High Condition. 560 Acres one-fourth Grass. Beds.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Live stock bought	203	14	0	By Live stock and wool sold	882	9	0
Corn and seeds	151	4	6	Corn and seeds sold	712	10	0
Cake and manure	322	0	6	Dairy produce and poultry	41	19	0
Rent and tithes	731	7	10	Other produce	88	6	0
Rates, taxes, and insurance	152	18	3	Farm produce used by household	42	3	0
Labour	654	12	10				
Tradesmen's bills	160	11	2				
Sundries.				Balance, loss	609	2	1
	2,376	9	1		2,376	9	1

Note.—In addition to the loss on the year's trading the farming capital has been reduced by 466*l.* 11*s.* during the year.

4. A Farm in Northampton. 218 Acres.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
To Valuation	1,199	2	6	By Stock sold	518	1	0
Labour	238	3	8	Valuation of dead stock	87	1	6
Rates	16	0	6	" live stock:—			
Tithe	31	0	6	Horses	477	0	0
Live stock bought	21	8	0	Beasts	89	10	0
Cake, bran, &c.	167	19	0	Sheep	307	0	0
Keeping purchased	94	14	0	Swine	27	10	0
Sundry payments	66	2	9	Poultry	5	0	0
Rent	204	0	0	Valuation of cropping:—			
Grinding and threshing	20	0	0	Tillages, &c.	293	0	0
				Eggs sold	5	0	0
				Balance loss	249	8	5
	2,058	10	11		2,058	10	11

5. A Grass Farm of Prime Quality, Northants. 95 Acres. Michaelmas 1892 to Michaelmas 1893.

Expenditure.	£	s.	d.	Receipts.	£	s	d.
To Yenr's rent	258	8	0	By 82 cattle sold	1,595	12	8
Income Tax B.	2	8	2				
Rates	14	7	0				
Subs. to school	1	1	0				
Fencing	2	13	6				
Shepherd	7	16	0				
Other labour	6	0	0				
82 bullocks bought	1,183	10	0				
1 ton of hay	7	0	0				
Cost of yards for beasts	60	0	0				
Balance, profit	52	9	0				
	1,595	12	8		1,595	12	8

6. A Farm in Bedford. 540 Acres; 164 Acres Grass.

Expenditure.	£	s.	d.	Receipts.	£	s.	d
To Live stock bought	15	18	0	By Live stock and wool sold	764	17	6
Corn and seeds	117	19	6	Corn and seed	646	9	0
Feeding stuffs, oil-cake, and manures	698	14	10	Dairy produce and poultry	227	5	4
Rent and tithe	350	0	0	Other produce, including hay and straw.	320	5	6
Rates, taxes, insurance	76	2	5	Sundry receipts, including cottage rents and shooting.	52	10	0
Labour	790	6	8	Farm produce used in house	17	19	4
Tradesmen's bills	203	19	3	Balance, loss	322	11	5
Sundries, including new implements	98	17	5				
	2,351	18	1		2,351	18	1

APPENDIX D.

RETURNS SHOWING AMOUNTS RAISED FOR LOCAL PURPOSES BY SIX UNIONS IN BEDS, HUNTS, AND NORTHANTS AND EXPENDITURE THEREFROM. 1880 to 1893.

1. BEDFORD UNION.

1. Year.	2. Rateable Value on which Rates are raised.	3. Amount raised.	4. Rate in the £	Expenditure therefrom. 5. Poor and other Expenses connected therewith, including Lunatics.	6. County, Police, Borough Rates.	7. Highways.	8. School Board and School Attendance Committee.	9. School Fees.	10. Sanitary.	11. Legal, Registration, Vaccination, Assessment, Expenses, and Salaries, &c.	12. Total.
	£	£	s. d.	£	£	£	£				
1882 - -	232,105	30,029	2 7	14,350	7,501	4,360	2,148	3	240	1,427	30,029
1887 - - -	246,739	30,670	2 5½	13,322	8,873	3,149	1,993	—	408	2,925	30,670
1893 - - -	256,191	32,317	2 6¼	13,267	12,560	1,325	1,697	—	510	2,958	32,317
			Rates per head								
Population 1891 -	51,452	—	12 6¾								
Area - -	93,089 acres	—	—								
Population 1881 -	42,931	—	13 11¾								

The increase under County, Police, and Borough, and decrease under Highway for 1893, is due to the County Council having taken over the main roads.

2. WOBURN UNION—BEDS.

1. Year.	2 Rateable Value on which Rates are raised.	3. Amount raised.	4. Rate in the £.	Expenditure therefrom 5. Poor and other Expenses connected therewith, including Lunatics.	6. County, Police, Borough, Rates.	7. Highways.	8. School Board and School Attendance Committee.	9. School Fees.	10. Sanitary.	11. Legal, Registration, Vaccination, Assessment Expense, and Balances, &c.	Total Expenditure.
	£	£	s. d.	£	£	£	£	£	£	£	£
1882	58,424	9,489	3 3	4,927	1,895	1,665	685	—	135	354	9,661
1887	59,589	8,078	2 8½	4,526	1,908	1,229	901	—	135	317	9,016
1893	55,963	7,815	2 9½	4,162	2,230	1,397	820	—	100	397	9,106

				s.	d.
Census, 1881	Population	9,878.	Rate per head	19	2½
	Area -	30,209.	Do. acre	6	3¼
Do. 1891	Population	9,277.	Rate per head	16	10
	Area -	30,209.	Do. acre	5	2¾

3. BIGGLESWADE UNION—BEDS.

1.	2.	3.	4.	Expenditure therefrom. 5.	6. No Borough.	7.	8.	9. School Att. Com.	10. Burial Board.	11. Sanitary.	Legal, Registration, Vaccination, Assessment Expenses, Salaries, &c.	Total Expenditure.
	£	£	s. d.	£	£	£	£	£	£	£	£	£
1884 -	137,268	20,542	3 0	10,610	4,174	2,141	2,163	271	665	1,077	854	21,955
1887 -	136,845	20,050	2 11	10,935	4,449	2,832	2,093	—	290	538	1,081	22,218
1893 -	150,603	23,376	3 1	10,121	6,281	5,482	2,486	91	455*	536	1,099	26,551

4. HUNTINGDON UNION.

1.	2.	3.	4.	Expenditure therefrom. 5.	6.	7.	8.	9.	10.		Legal, Registration, Vaccination, &c.	Total Expenditure.
	£	£	s. d.	£	£		£	£			£	£
1880 -	174,284	7,334	0 10½	6,438	2,335	No Highway account kept in connexion with Poor Law accounts.	131	4	No sanitary account kept in connexion with Poor Law accounts.	The Huntingdon Union Rural Sanitary Authority keep separate accounts.	303	9,211
1887 -	153,336	7,789	1 0½	6,039	2,274		96	8			183	8,600
1893 -	145,293	6,070	0 9¾	5,671	2,430		96	—			176	8,373

Acreage of Union - - 76,607.
Population, 1891 - - 19,095.
Ramsey Parish forms part of the Union, but it has a Local Board.

5. Brixworth Union—Northants.

1.	2.	3.	4.	Expenditure therefrom. 5.	6.	7.	8.	9.	10.	Legal, Registration, Vaccination, Assessment Expenses, Balances, &c.	Total Expenditure.
	£	£	s. d.	£	£	£	£		£	£	£
1882 -	112,158	13,269	2 4¼	4,371	2,632	5,521	138	Acreage of Union, 60,754 Population in 1891, 12,186	21	811	13,494
1887 -	110,942	10,527	1 10¾	3,356	2,891	3,381	416 incl. Burial Bd.		184	935	11,163
1893 -	107,227	8,294	1 6¼	2,829	2,879	2,836	505 incl. Burial Bd.		265	815	10,130

6. Towcester Union—Northants.

1.	2.	3.	4.	Expenditure therefrom. 5.	6.	7.	8.	9.	10.	Legal, Registration, Vaccination, Assessment Expenses, Balances, &c.	Total Expenditure
	£	£	s. d.	£	£	£	£	£	£	£	£
1882	84,071	10,689	2 6½	5,154 Includes salaries, lunatics, repairs, and other charges.	2,118	3,605	36	1	—	Legal - - - - 106 Parly. Registration - - 65 Salaries of Paroch. Officers - 348 £519	11,433
1887	71,798	9,931	2 9	4,211	2,166	2,942	£ Burial Bd. - 192	—	37	£ Legal - - - - 181 Parly. Registration - - 141 Legal Parochial - - 39 Salaries of Paroch. Officers - 286 £647	10,195
1893	76,580	7,860	0½	4,137	2,085	2,205	Burial Bd. - 112 S. Att. Com. 159 £271	—	204	£ Legal - - - - 203 Parly. Registration - - 206 Salaries of Paroch. Officers - 258 £667	9,569

Acreage of Union - - 41,842 acres.
Population of Union, 1891 - 11,960.

ROYAL COMMISSION ON AGRICULTURE.

ENGLAND.

REPORT

BY

MR. WILSON FOX
(ASSISTANT COMMISSIONER)

ON THE

COUNTY OF CAMBRIDGE.

Presented to Parliament by Command of Her Majesty.

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REPORT ON THE COUNTY OF CAMBRIDGE.

To Herbert Lyon, Esq., Secretary to the
Royal Commission on Agriculture.

I.—Introduction.

31, St. George's Square, London, S.W.
March 1st, 1895.

Sir,

I have the honour to present to you my Report on the condition of agriculture in Cambridgeshire, where I was making inquiries during certain portions of June and July 1894. Introduction.

There has been some delay in writing this Report, owing to my having been engaged in making inquiries in other counties, and in writing other reports; but, since my investigations in June and July 1894, I have been in frequent communication with a number of witnesses in the county, and I also visited North and South Cambridgeshire early in February 1895.

2. The information contained in this Report was obtained in the following manner:— Method of obtaining information.

I attended a meeting of the Cambridgeshire Chamber of Agriculture at Cambridge at which some well-known landowners, agents, valuers, and farmers were present, and I also held meetings at the following places, namely, March, Wisbech, Ely, and Chatteris, and I met at Thorney certain of the tenants on the Duke of Bedford's estate, and had a long discussion with them. A representative meeting was also held in November 1894 at Parson Drove, at which the subjects of the inquiry were fully discussed, and the opinions of those present were subsequently laid before me in writing. I attended the Cambridge market on two days, and met a large number of the farmers there, and I also visited Peterborough and Ely on market days. I was also in Cambridge during the show of the Royal Agricultural Society, and I advertised in the paper that I should be glad to see anyone who desired to come and give evidence. I drove or rode through most of South Cambridgeshire, and visited a number of districts in the northern part. Opportunity was given me of going over a number of farms in all parts of the county. Besides taking oral evidence, I was greatly assisted by those landowners and farmers who answered a number of questions I sent them in writing.

Of those to whom I am especially indebted for assistance I would mention Mr. Rice Lyster, agent to the Duke of Bedford; Mr. Fellowes, agent to the Hardwicke estate; Mr. Bullock Hall, of Six Mile Bottom; Mr. W. C. Little, of Stags Holt, March; Captain Hurrell, of Madingley; Mr. Beldam, of Toft Manor, Cambridge; Dr. Perkins, of Downing College; Mr. L. Ewbank, bursar of Clare College; Mr. W. H. Macaulay, bursar of King's College; Mr. R. F. Scott, bursar of St. John's College; Mr. Bidwell, of Ely and Cambridge; Mr. H. M. Jonas, of Cambridge; Mr. Holben, of Cambridge; Mr. Holben, of Barton; Mr. Thomas Wright, of Messrs. Wright and Screwby, Cambridge; Mr. Arthur Gee, Great Shelford; Mr. George and Mr. William Jonas, Duxford; Mr. W. H. Clarke, Chatteris; Mr. Joseph Martin and Mr. Heber Martin, Littleport; Mr. Parsons, of Trumpington; Mr. R. P. Parsons, of Elsworth, Caxton; Mr. S. M. Egar, of Parson Drove; Mr. F. W. Mawer, of Wrydelands Thorney; Mr. C. Ivatt, of Rampton; Mr. Long, Burnt Fen; Mr. Wyles, Waterbeach; Mr. Martin Slater, of Weston Colville; Mr. Sharpe, of Leverington; Mr. Stevenson, of Burwell; Mr. Frohock, of Lolworth; Mr. Luddington, of Littleport; Mr. Mason Cooke, of Ely; Mr. Henry West, of Upwell; Mr. Daintree, Mr. Ruston, Mr. J. Smith, and Mr. Nix, of Chatteris; Mr. William Horrell, Manea; Mr. Maxwell, Thorney; Mr. J. W. Scorer and Mr. Norton Scorer, late of Thorney; Mr. Clark, Thriplow, Royston; Mr. Samuel Vergette, Peterborough; Mr. Peters, secretary to the Cambridgeshire Chamber of Agriculture.

3. With reference to the geological features of the county, I cannot do better than quote the description given in *Murray's Handbook to the Eastern Counties*. The passages designated by quotation marks are from a paper by Professor Sedgwick:— Geological formations.

The greater part of Cambridgeshire (all the northern portion of the county) is covered by alluvial deposits, forming the great level of the Fens. These rest on a deposit of clay of great but unknown thickness. All the lower portion belongs to the Oxford clay, and the highest portion to the Kimmeridge. The Fens are bordered

south and east by a narrow strip of coral rag of Kimmeridge clay, beyond which extends a strip of lower and then of upper greensand; and beyond again, along the southern border of the county, is the chalk. The mesozoic, or secondary rocks, are thus well illustrated in Cambridgeshire. The chalk is of two divisions, upper with flints, lower without flints. The eastern boundary of the chalk is marked by copious springs, for the surface water percolates through the chalk into the upper greensand, but cannot descend through the gault, which lies between the upper and the lower greensand The gault on which the upper greensand rests is the brick earth of Cambridge, with a thickness of about 150 feet. Its fossils agree nearly with those of the upper greensand. The lower greensand is at Ely about 8 or 9 feet thick, at Haddenham about 15 feet. It becomes thicker as it ranges towards the north-east and westward by Bourn and Great Gransden into Bedfordshire.

The formations hitherto mentioned belong to the cretaceous group. The Oolitic group (below the cretaceous) is represented in Cambridgeshire by the Kimmeridge clay, the coral rag, and the Oxford clay. The Kimmeridge clay is best seen near Ely.

The coral rag, or middle oolite, rises from beneath the Kimmeridge clay. The Oxford clay lies below the Kimmeridge; and there is no indication of any break of continuity between these formations.

Upon these Kimmeridge and Oxford clays rests the great mass of alluvial matter forming the fen land of the level. All this is, of course, of comparatively modern formation. "In the Bedford level we can trace the rise of the fen lands through the "deposits of land floods and the growth of turf bogs very distinctly during 700 or "800 years. The works constructed by the Romans carry the physical history back "through another long period of centuries. And by a comparison of the effects "produced during all these known periods, we can form some probable estimate of "the whole period of time which has elapsed since the commencement of the oldest "deposits of alluvial silt and turf within the confines of the Bedford level. There "must, however, be much uncertainty in such a calculation. But (unless I have "quite mistaken the evidence) it gives us no results which carry us back through "more than a few thousand years. Under that conclusion I cannot, however, "comprehend (from want of fuller knowledge of the evidence) the oldest deposits "of silt, drifted matter, and bog land, which have been found in the ancient dried up "lakes of Norfolk."

Besides these regular formations and deposits, Cambridgeshire contains much diluvial deposit, superficial drift not accounted for either by land floods or by any ordinary action of the tides and marine currents. This drift belongs to the glacial period, during part of which all (except, perhaps, the southern portion) of the British Isles was submerged under a glacial sea which stood far above the tops of the highest chalk hills. The varieties of the diluvial drift near Cambridge are: (1.) Boulder clay; this is identical with the boulder clay of the Norfolk coast. (2.) Deposits of boulders, pebbles, sand, and gravel on the Cambridge hills. (3.) Fine comminated flint-gravel.

Population.

4. The population of the county of Cambridgeshire was 192,033 in 1871, and 191,114 in 1881, showing a decrease of ·48 per cent. In 1891 the population was 196,269, showing an increase of 2·2 per cent.

But in the 10 years, 1871 to 1881, the population of the following urban sanitary districts increased from 69,304 to 76,151, or 9·9 per cent., namely, Chesterton, Cambridge, Ely, March, Newmarket, Walsoken, Whittlesea, and Wisbech. And the remainder of the county decreased from 122,729 to 114,963, or 6·3 per cent.

Again, in the 10 years, 1881 to 1891, the population of the same urban sanitary districts increased from 76,151 to 81,449, or 7 per cent. And the remainder of the county decreased by 12 per cent.

In Appendix A. 6 is given the increase and decrease in population in each union between 1871 and 1881, and between 1881 and 1891.

II.—Systems of Farming.

System of cultivation.

5. In the high part of Cambridgeshire the four-course is the recognised system, though since the depression it has been frequently modified by the prolongation of the seeds period, and by taking barley after wheat, or substituting barley for wheat.

In the Fen country the best practice is said to be: (1) coleseed feed off, or roots; (2) oats; (3) wheat; (4) seeds, or pulse corn; (5) wheat.

However, but few farmers adhere strictly to this system. Seed crops, as mustard, white or brown, are taken in first course; four or more white straw crops are taken in succession. Wheat, oats, or barley are sown according to the season, or the existing prices or prospects; seeds are carried on, and on land specially adapted, potatoes and carrots are grown in the first course and follow at frequent intervals. A small holder will frequently grow (1) potatoes, (2) wheat, (3) potatoes, (4) barley, and so on.*

In the lighter Fens in the Littleport district rye grass, chiefly Italian, is largely grown for seed. Throughout the Fens large quantities of potatoes are grown, and Chatteris is the great centre for carrots.

In the neighbourhood of Wisbech large quantities both of tree and bush fruits are grown, and also roots, vegetables, asparagus, flowers, and bulbs. No doubt these industries have been attended with more success than ordinary farming in recent years, though latterly competition from abroad has become increasingly keener, and price of English produce has been decreasing. Late frosts, too, in recent years have frequently done great injury to market gardeners and fruit growers.

At the meeting at Wisbech it was stated that in the marsh-land between Wisbech and Long Sutton, where the best class of vegetables, potatoes, and fruit can be grown, the men there had suffered comparatively little from the depression. A leading farmer said :—

> "The men in the marsh have been hit to some extent, but they are better off than any other people occupying land."

It was also stated at the same meeting that no farms were to let in this particular locality, and that there were plenty of applications, especially for the smaller ones. The rents were said to run from 35*s.* to 40*s.* an acre, landlord paying drainage rates and bank tax, about 1*s.* 6*d.* an acre, and tithe, 4*s.* 6*d.* an acre. Rents on this particular class of land were said to have been reduced about 15 per cent. since 1880.

Again at Chatteris a brighter account was given of the condition of agriculture than any other part of the county, except that just alluded to.

The land at Chatteris is well suited for the growth of roots, and large quantities of carrots are raised. In this district the agricultural industry prospered for the greater part of the period of depression since 1879, when those on the high lands were feeling its effects very acutely. But in the last year or two the Chatteris people have been less fortunate.

The farmers in this locality, however, have first-rate land; the proximity of a railway station, and a good service of trains to London. Further, they have had the advantage of having salesmen in Spitalfields Market who are Chatteris men, in whom they find that they can place entire confidence to dispose of their produce to the best advantage. This illustration may be worth serious consideration to those who complain that they suffer injury at the hands of middlemen or commission agents in the markets, to whom they consign their produce as strangers, and on whose word

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* The article on agriculture in Cambridgeshire by the "Times" Commissioners in 1850 says:—"The "course of husbandry pursued is not very definite, most farmers being permitted to farm as they think best, "or, at all events, according to the custom of the country, and, as that custom is by no means certain, the "farmers have sufficient latitude. The following is the system we found pursued on a well-managed farm on "the Duke of Bedford's estate at Thorney. The farm consists of 600 acres, 200 of which are 'high-land' in "permanent pasture. The rest is cultivated as follows:—(1) fallow, with root crops; (2) oats; (3) wheat; "(4) seeds; (5) wheat; (6) beans; (7) wheat. The fallow is well wrought, pulverised, and cleaned. It is "then dunged with eight or ten loads an acre, and a portion planted with potatoes, carrots, mangold, and "swedes. The larger portion is reserved for cole-seed, which, after the dung has been applied and ploughed "into the land, is drilled with 16 bushels of bone mixed with ashes to the acre. This is usually sown in June, "and is ready for the sheep in autumn, one acre affording keep for eight or ten sheep 12 weeks. The other "root crops having been taken up when ready, the land is ploughed and sown early in spring with oats, as "it is then in so rich a state that a wheat crop would run too much to straw and be spoiled. The oats yield "from 80 to 100 bushels an acre, and as much as 120 bushels have been got off a black coarse variety. After "the oats the ground is ploughed and sown with wheat, which is drilled and carefully hoed in spring wherever "weeds make their appearance. Clover seeds are sown among the wheat, in equal quantities of red, white, "and trefoil, for sheep pasture, and of red alone where it is to be cut for hay. Next year the seeds are "pastured with hoggets, of which they carry from seven to eight an acre, and a few beasts on the field besides. "They are ploughed up in October, and the land is again sown with wheat. After the wheat is removed a slight "dressing of dung is ploughed in, and the following spring the land is drilled with beans. The beans are kept "as clean as possible by horse and hand hoeing, but being a dirty crop it is necessary to plough twice and "work the land well after them in preparation for the last crop of the coarse wheat. There is not much "difference in the yield of the wheat in the various places it takes in the rotation, 44 bushels an acre being "reckoned a good crop. The grass land, as already mentioned, is old pasture land of rich fattening quality. "30*s.* an acre for land under tillage is expended in labour. The farm is tithe free, rent 30*s.* an acre, and poor "rates 2*s.* 6*d.* a pound."

they have to rely as to the condition in which their produce arrives, the time it arrives, and the price it obtains.

Mr. W. H. Clarke, land agent at Chatteris, stated that at certain seasons from 100 to 150 tons of roots leave Chatteris at night for Spitalfields Market. He informed me that he had known one of the small occupiers dig and wash his carrots and make 30*l.* to 40*l.* an acre for them in London.

Mr. Clarke gave the following account of farming there, which compares very favourably with districts where ordinary farming is conducted:—

> "We have had good yields for 10 out of 12 years, and Chatteris has had a very "prosperous time. Our large and intelligent farmers have, I think, done fairly "well, and also small tenants on holdings from 3½ to 50 acres, paying 2*l.* to "3*l.* an acre rent. But now the smaller men are not doing so well. For the "last year or two they have paid rent out of capital. The fen land cannot be "said to be thriving now. Farming on the high land is in a very bad state."

Mr. Clarke also stated that the rents of a few of the best lots of land near the town of 3 acres 3 roods, is 14*l.* With reference to the capacity of the tenants to pay these rents, Mr. Clarke said in June 1894:—

> "I think that these rents have been paid for 20 or 25 years, and paid cheerfully "and well. There is a great competition for these lots even to-day, but I am "afraid that tenants have been losing their capital during the last two years."

Mr. Clarke strongly advocated the construction of better roads in the Fens, which he stated are in such a soft state in the winter that it is sometimes almost impossible to take an empty cart along them.

Fruit growing in the Cambridge district. The Histon jam factory.

6. In the Cambridge district at Histon, Rampton, and Cottenham, there are many acres of fruit gardens and orchards, which have increased in recent years, and give a great deal of employment to men, women, and children at certain seasons.* A ready market for fruit is provided by Messrs. Chivers' factory at Histon, where jams, jellies, and sweets are made. This factory has been established about 21 years, and since its commencement has greatly increased in size, and is now well known throughout the country for the excellence of its manufactures.

The firm not only grow fruit for their own use, but buy largely in the district, and the success of the factory has greatly stimulated the growth of fruit in the neighbourhood. They began business 21 years ago with 3 acres of land, and now have 500 acres. There are now about 3,000 acres of fruit within 10 miles of the factory, 2,000 acres of which have been created since its establishment.

With reference to the profits made at fruit growing, it is stated that they have in the last few years been more satisfactory than those from ordinary farming, but that foreign competition in all kinds of fruit has recently become very severe, and is cutting down prices of home-grown fruit considerably. The rents in the Histon district for matured bush-fruits, or bush and tree fruits, are from 5*l.* to 8*l.* an acre, but the greater part of the orchard and garden land is occupied by the owners.

At Rampton, where the land is a rich red loam, apples, pears, plums, greengages, currants, and strawberries are grown, and also gooseberries for champagne. Mr. Charles Ivatt informed me that both there and also at Willingham, Histon, and Cottenham there had been "a continuous and healthy increase" in fruit growing and also market gardening in recent years, and that a good deal of the best land had been thrown into market gardens, while a good deal of the bad had been allowed to go to rough grass. He also stated that the garden men were doing better than either the arable or stock farmers. The market gardens are generally from 25 to 30 acres.

Besides sending fruit to the factory at Histon, a good deal is sent to Manchester, but the railway rates are said to be a great disadvantage in these days of severe foreign competition. Mr. Charles Ivatt expressed the opinion that foreign competition was ruining the fruit trade.

Dairying.

7. Cambridgeshire is not a dairying county, it having been, and still is, a great corn-producing one. But a good deal of milk is sent to London in some parts, and farmers near towns, who have a monopoly of the milk business, probably make this branch pay more than others at the present time.

But I heard different accounts of the profits to be derived from milk selling both to London and to local towns.

* The number of acres of small fruit in the county in 1891 was 2,146, and in 1894 2,493, an increase of 16 per cent.

With reference to sending milk to London, a good deal depends on how far the farm is from a station, apart from the question of competition.

Two witnesses at the meeting at March stated that they sent milk up to London some years ago, but when the price fell they dropped it, as they found that it did not pay them. They did not complain of the railway rate at 1*d.* a gallon. The price of milk in the town of March in July 1894 was $1\frac{1}{2}$*d.* a pint. A large farmer in the northern part of Cambridgeshire informed me that his dairy business was paying him best. He sends milk to London, but in connexion with this business he sends hampers every week to private customers in London, of butter, eggs, fowls, &c. He has the advantage of having some very capable daughters, who look after this particular branch, and who make excellent butter. Another well-known farmer who farms a large acreage stated that he would just as soon fatten bullocks as send milk to London. This gentleman sells milk to some colleges in Cambridge, but he said that between the middleman expenses, and the fact that there was no demand for so many months, owing to the long vacations, he could hardly say that he profited by it.

With reference to butter making, Cambridgeshire, like other eastern counties, has not a high reputation, and a great deal of foreign butter is sold in towns in the county. The lack of uniformity is said to be the chief reason for this, though in a number of cases the quality is inferior, especially that made by the small farmers in the Fens. Good dairywomen are, moreover, scarce. A large farmer in the northern part of the county, who makes 100 lbs. a week, stated that he found it difficult to get a sale for it until his servant learnt at the technical educational classes, but that since then he gets a ready sale at 3*d.* to 4*d.* a lb. more. He was getting in 1894 from 1*s.* to 1*s.* 4*d.* a lb.; the latter price being obtained in the winter.

I have in other reports alluded to the enormous imports of butter, cheese, eggs, hams, bacon, fowls, ducks, &c., which in 1894 amounted to the sum of about 36,000,000*l.* In these days, when the agricultural industry is day by day becoming more and more depressed, the question is perhaps naturally asked, cannot British farmers get hold of some of this huge sum? One-half of it would do much to bring prosperity to agriculture, and if steps could be taken to acquire a portion, then experimental amendments of Acts of Parliament or changes in our fiscal system would perhaps be no longer suggested.

There is, as far as I have been able to ascertain, no peculiar advantages in favour of France or Denmark that have enabled them to eliminate the British farmers from their own butter markets. And the success of Danish and French farmers in English markets are encouraging nearly every other European Government to educate and train their agriculturists into the best methods of feeding stock; of making butter and of packing it, in order that they too may enter into competition. And not only in Europe, but throughout Australia, America, and Canada, every effort is being made to take advantage of the neglect of English agriculturists, who make no combined attempt to check the exodus of 36,000,000*l.* which is going into the pockets of foreign farmers.

Great Britain has the best stock in the world, the best agriculturists, some of the finest land, the best machinery and implements, the best markets, good railways, and good roads. It is stated that rent in England is not the difficulty in the way.* There are many acres at any rate in the eastern counties which can be had for the payment of outgoings. And if land is cheaper in Australia and America, the difficulties and cost of packing and sending the butter first to a port and then to this country may be put into the scale as a set-off.

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* A great deal of interesting information on dairying in Normandy and Brittany can be found in Mr. Alexander Watt's Manual (W. Kent & Co., Paternoster Row). In this book the subjects of tenure, rent, rates and taxes, wages, markets, and co-operation in those countries are discussed. Also Mr. Watt describes the system of farming, the method of feeding cattle, and their treatment in summer and winter, creameries and factories, the methods of making and marketing butter and cheese. He also alludes to silos, buildings, and the profits to be derived from the raising of pigs. The following remarks of Mr. Watt in his closing chapter are of interest to English agriculturists:—

"With so keen a competition in daily products on all sides, the time has come when English farmers should "see that it is sheer waste to go on making second-rate butter and cheese. From our import returns it will be "seen that we are losing hundreds of thousands a year through non-production, and by a comparison of prices "there can be little doubt but a considerable portion of what is produced is lost on account of the indifferent "dairying management which prevails on so many farms. As far as soil, climate, and dairy cattle are con-"cerned, we are as well able to turn out first-class produce as our continental neighbours; and, further than "this, it may be said that up to a certain point this is the case, but it is in the manipulation and preparation "of butter for the market that we fail." Mr. Watt advocates the creation of butter factories on the co-operative principle.

The following is an extract from the leading article in the *Canadian Gazette* of April 18th, 1895 :—

"This then is the sad case of the British farmer. He sees new times upon him, new "countries where land is cheaper and the soil is more responsive, and where farmers "work in complete co-operation, pour their produce into the shops in his very village, "and he bemoans his fate, and after a poor effort single-handed to stem the incoming "tide, accepts what he deems the inevitable, and perhaps with broken spirit and almost "empty pockets starts off with his family to see what he can do to feed England from "abroad. Yet the fault is largely the farmer's own. He has the best market at his "very doors, but he never gives a thought to the art of putting his goods upon that "market in the business-like way which his rivals have mastered. There is, as Lord "Winchelsea says, something almost pathetic in the thought of the English farmer, "with his poor consignments of 1 cwt. or 2 cwt. of meat, all hanging on hooks, of "which the railway company is obliged to be so careful, and to charge him so much "extra for looking after, side by side with the tons of imported meat, each piece "wrapped in its own canvas covering and so well able to look after itself; his unwieldy "masses of forage, taking up twice the room of the neatly-trussed foreign hay; his "round boxes, which the officials despairingly seek to fit into the square trucks. The "farmers of Canada, the United States, France, and Denmark, cannot, in the mass, "know more of the English market than the English farmer does, but they band "themselves together in factory system and similar methods of co-operative farming, "they employ men whose business it is to keep in close touch with English tastes, and "tell each producer how to meet them; and if the English farmer would regain his "footing in English markets, he too must learn the art of co-operation. Perhaps he "has run too long in the old grooves to learn it here. Then let him gather up his "chattels, and with his young folk make a fresh start under sunnier skies, where the "conditions of life are made easier by nature and by Government for the tiller of the "soil."

Every witness I have interviewed has always stated that the reasons why English butter is not bought by our merchants is not because a good sample cannot be obtained, but because a uniform quantity of good quality is not produced. No doubt in many districts the quality of butter has improved in recent years owing to technical education provided by the county council, but I understand that there is but little hope of successful competition with foreign butter makers until there is uniformity in the quantity.

As an example of this, the secretary of the Akenham Dairy Company at Ipswich, Mr. J. A. Smith, informed me that some time ago he took up a sample of butter to a large London merchant, who purchased from abroad. The sample was pronounced excellent, and Mr. Smith was asked if he could supply 700 lbs. daily of similar quality. Mr. Smith replied that it was out of his power to supply anything like the quantity asked for. Hence he lost the contract, and the merchant continued to get his supply from abroad.*

No doubt the system of creameries and butter factories in operation abroad, by which means uniformity of a large bulk has been obtained, is well known to the Royal Commission. And it is doubtless within their knowledge that the establishment of butter factories in the south of Ireland has met with considerable success. I have ventured to allude to this subject in this my last Report on the corn-growing counties in the hope that, in the event of it being feasible or practical to encourage or stimulate the dairying industries, as other governments have done, the matter may be duly considered by those who are the best qualified.

Poultry and egg rearing.

8. Very few people in the county pay any special attention to the rearing of poultry. In the Fens the small farmers usually keep a good many, and sell them to hucksters. Near Ely I was informed that they often sold them for a low price, a good chicken sometimes getting only 1*s.* 6*d.* to 2*s.*, and good ducks 1*s.* 6*d.*

I gained much interesting information from Mrs. Feather, of Soham, who devotes her time to the rearing of poultry and eggs.

Mrs. Feather commenced keeping poultry in 1890. Her land is 50 poles freehold. That year her stock of hens, pullets, cocks, and chickens was 51. She obtained 2,049 eggs and sold 12 chickens and 10 fowls, and her profit that year was 8*l.* 3*s.* 2*d.* (*See* accounts Appendix A. 4.)

* Mr. J. A. Smith stated that he thought the Isle of Ely was particularly adapted for the system of creameries.

In 1893 her stock was 203 birds; she obtained 7,796 eggs. She sold 84 chickens and 29 fowls, and made a profit of 32*l.* 7*s.* 6*d.* In 1894 her profit was 36*l.* 15*s.*

Now much of Mrs. Feather's success is doubtless due to the immense care and attention in every particular she personally pays to her fowls. She stated at Cambridge in July 1894 that the day on which she came to see me was the first one on which she had been absent from her fowls since 1890, and that she trusted no one to feed them but herself.

Mrs. Feather's experience is that with proper care and management and feeding, fowls can be got to lay as well in the winter as in the spring and summer, and, if this can be done, considerable profits can be made in the winter, when eggs are dear. From one pen of 23 birds, in December 1893, she got 400 eggs. In that year she sold 7,796, and the number she sold in December alone was 1,012. In 1892 she sold 4,892 eggs, and of these she sold 400 in December. In 1891 she sold 3,328 eggs, and of these she sold 381 in December. In 1890 she sold 2,049 eggs, and of these she sold 321 in December. Mrs. Feather obtains 1½*d.* for her eggs in London in the winter, and says that the demand for them is much greater than the supply, as they are now so well known. She says that she could get 2*d.* each for them if she chose, but she has a contract, which suits her purpose best.

Again, Mrs. Feather rears early spring chickens, and sells them when prices are highest at Newmarket.

She sells good chickens the first week in April of 9 and 10 weeks old for 3*s.* without cramming. She states that the man who buys these chickens sells them for 4*s.* 6*d.*, but that 3*s.* pays her well. Out of 100 chickens reared in 1894 Mrs. Feather only lost one. The feeding of the chickens, however, is a somewhat arduous duty, as they are fed every 1½ hours from 6 a.m. to 6 p.m. until they are two weeks old.

Mrs. Feather insists very strongly on the necessity of keeping fowls thoroughly clean, of giving them fresh ground, green food, good water, and proper accommodation at a certain temperature. In Appendix B. 6 will be found an interesting letter which Mrs. Feather has supplied for the purpose of this Report on the management of poultry.

9. The description of the Fens given by the *Times* Commissioner in 1850 may be of interest:— A description of the Fens.

> "We will now give a description of that immense district of Fen country, which extends from the estuary of the Wash into the six counties of Cambridge, Lincoln, Huntingdon, Northampton, Suffolk, and Norfolk. The space thus covered is calculated to be upwards of 680,000 acres, and the whole forms a level continuous plain about 70 miles in length and from 20 to 40 in breadth. From the high grounds which surround this vast expanse of country five large rivers descend into it, viz., the Ouse, the Nene, the Cam, the Witham, and the Welland. These in their course to the sea move along the level of the Fens so slowly that the whole district would without proper precaution become flooded by them. Accordingly great works have been formed, and an immense expense incurred in confining the waters within appointed channels, and causing them to find their way to the ocean without injury to the land through which they pass. In remote times the whole district now comprised within the great level of the Fens appears to have been a vast bay of the sea, studded with islands. To this probably succeeded a period when during one-half of the year the waters subsided, leaving an immense tract of boggy wilderness. Human industry persevered, and at length the encroachments of the ocean were placed within bounds. Over the soft surface of that vast alluvial deposit which filled the basin of the Fens vegetable life became developed, and shot up with rank luxuriance. Man still persevered. The Romans built banks for repelling the sea, and opened drains for carrying off the stagnant waters. On spots slightly raised above the level of the plains the monks erected many abbeys, adorning and cultivating the land around them to the utmost of their power. Then came a new era in the history of the Fens. Within these wastes the turbulent and marauding spirits of a stormy age found shelter, and thither they flocked in great numbers. For the first time since the waters overflowed it the wilderness became populated. In the expressive language of the Elizabethan age it 'afforded over-much harbour to a rude and 'almost barbarous sort of lazy and beggarly people.' At length the period

arrived when private enterprise and capital were directed to the reclamation of the Fens. In 1630, Francis, Earl of Bedford, with 13 gentlemen adventurers, undertook to drain the level which bears his family name, 'on condition that 'they should have 95,000 acres for their satisfaction.' The work which he thus commenced was continued during the Commonwealth by his son William, the first Duke of Bedford, who, assisted by a new company of adventurers, completed a great number of channels to relieve the natural drainage of the Fens, and render the whole district fit for cultivation. So great was the progress thus effected that in 1652, 22 years after Francis, Earl of Bedford, began the work of improvement, we find it recorded that there were 'about 4,000 acres thus sown 'with coleseed wheat and other winter grain, besides innumerable quantities of 'sheep, cattle, and other stock, where never had been any before.' The success of such undertaking is always catching. Companies of adventurers were formed on similar terms to drain other portions of the Fen districts, and even Charles I. himself undertook the improvement of the Eight Hundred Fen, providing for himself a recompense of 8,000 acres. In the reign of Charles II. a corporation was established for the continuance and preservation of the works of drainage in the Bedford Level. The Duke of Bedford was made governor of this body, which has ever since conducted the affairs of the Level, and which consists of six bailiffs and 20 conservators annually chosen. In other districts a similar system of management was adopted. Subject to the general control of commissioners and corporate bodies, individual enterprise in drainage grew up, and the skill of distinguished engineers was largely resorted to. The upland floods were arrested in their progress by catch-water channels, and thus prevented from deluging the low grounds. Where the accumulation of water could not be prevented by ordinary means the power of windmills was resorted to, after the fashion in Holland; and lastly, that source of relief being found uncertain, the steam engine has of late been extensively employed. Mr. Clarke, of Long Sutton, Lincolnshire, in his admirable account of the Fen district, published in the *Royal Agricultural Society's Journal*, mentions that there were in 1847 about 250 windmills, and from 40 to 50 steam engines constantly at work in carrying off the drainage from those lands where a natural outfall could not be secured to it. By these means 680,000 acres of land have been brought into cultivation, instead of being, as Dugdale describes it—

"'A region of wild and swampy country, partly cultivated and partly overflowed, by which overflowing in the winter time when the ice is strong enough to hinder the passage of boats and yet not able to bear a man, the inhabitants upon the hards and the banks can have no help of food, nor comfort for body or soul, nor supply of any necessity save what those poor desolate places do afford. And what expectation of health can there be to the bodies of men where there is no element good? the air being for the most part cloudy, gross, and full of rotten harrs; the water putrid and muddy, yea, full of loathsome vermin; the earth spongy and boggy, and the fire noisome by the stink of smoking hassocks.

"With regard to the character of the soil thus redeemed for the use of man, it consists principally of an alluvial deposit, the chief feature of which is a blue calcareous clay. On this, as a substratum, there extends from Cambridge northwards to Lincoln an immense crust of peat land or turf, in length about 80 miles, and varying considerably in breadth and thickness. At one point it is 24 miles broad, but the average may be stated at 10 miles. In some places it is several yards in thickness, in others only a few inches. This peat land or 'black fen' is formed of decayed vegetable substances, and has in its natural state all the absorbent qualities of a sponge; but when mixed with the clay beneath its defects are remedied and it becomes very productive. Nearer to the sea, and principally in Lincolnshire, the alluvial clays and sands of the Fen district remain uncovered by any peat deposit, and bordering upon the ocean the soil is formed of loam and silt, which constitute the marsh district. These last-mentioned descriptions of land extend from Lynn through Wisbech, Holbeach, and Boston to Wainfleet, and for some distance along the sides of the rivers which discharge into the Wash. Mr. Clarke estimates that they embrace upwards of 130,000 acres. The whole level of the Fens may now be said to be almost freed from the dominion of the waters with which it was once flooded. Even Whittesley Mere, if it is not already drained, is destined to be so shortly; and Ramsey Mere, 560 acres in extent, 'has now farm buildings on its bed, a good gravel road

running through the middle of it, and produces fine crops of wheat and oats.' But the march of improvement is never at an end, and accordingly we find that in this great district, though much has been accomplished, much still remains to be done. Large portions of the land still require underdrainage, a process which the frequent ditches by no means render unnecessary. There are still many districts the watercourses of which are so flooded as to render their proper cultivation impossible. It has been ascertained that where no natural outfall exists steam power is preferable to the windmill; it has also been found that by proper arrangements a natural outfall may be secured where formerly it was considered impossible. Attention is now beginning to be concentrated upon the Wash, which, with its shifting banks of mud and sand, has been perpetually closing up the mouths of the rivers that discharge into it, and driving back their waters to flood the land through which they flow. In process of time this evil will, no doubt, be overcome. Already by an ingenious and simple process the channel of the Welland has been deepened and extended several miles into the sea, and it has been proposed by an eminent engineer to conduct all the rivers flowing into the Wash to one general outfall in the centre of the present estuary, banking out at the same time from the sea 150,000 acres of land. The great Fen level has ceased to be what the name imports. A long and arduous battle lasting through many centuries has given man the victory over the waves. The narrative of what well directed enterprise and capital have thus effected may not at present be uninstructive."

The Middle Level drainage rates are about 6*s.* an acre, and the interior rates run from 1*s.* 6*d.* to about 6*s.* an acre.

Corn crops Agricultural returns.

10. The total acreage of corn crops in the county in 1874 was 257,537 acres, and in 1894, 232,869 acres, or a decrease of 9·6 per cent. Of these, wheat decreased from 120,166 acres to 96,658 acres, or 25·7 per cent.; beans from 24,428 acres to 15,933 acres, or 34·8 per cent.; barley increased from 60,680 acres to 61,543 acres, or 1·4 per cent.; oats from 32,982 acres to 48,362 acres, or 46·6 per cent.; rye from 988 acres to 1,647 acres, or 66·7 per cent.; peas from 8,293 acres to 8,726 acres, or 5·2 per cent.

The following information has been extracted from a return made by Mr. W. C. Little:—

"In ratio to cultivated area in 1892–94, the county of Cambridgeshire stands first "in respect of corn crops of all kinds, first in respect of wheat, fifth in respect of "barley, eighth in respect of oats."

The following Table is also compiled from Mr. Little's figures:—

Decrease or Increase per Cent. in Acreage of Corn Crops in 1892–94 compared with 1872–81.	England.	Cambridgeshire.
Decrease.	Per cent.	Per cent
Corn crops of all kinds - -	17·0	9·5
Wheat - - - -	36·0	18·8
Barley - - - -	14·0	8·4
Increase.		
Oats - - - -	28·6	36·2

Green crops. Agricultural returns.

11. The total acreage of green crops in the county in 1874 was 83,297, and in 1894, 77,633 acres, or a decrease of 6·8 per cent.

Of these, cabbage, kohl-rabi, and rape decreased from 15,635 acres to 8,987 acres, or 42·5 per cent.; vetches, tares, and other green crops, including carrots, not specially referred to in this paragraph, decreased from 21,956 acres to 15,534 acres, or 30·7 per cent.; marigolds decreased from 17,663 acres to 17,660 acres, or ·02 per cent.

Potatoes increased from 10,137 acres to 16,834 acres, or 66·1 per cent. Turnips and swedes increased from 17,906 acres to 18,798 acres, or 4·9 per cent.

Clover, sanfoin, and grasses under rotation; permanent pasture, meadow, or

12. Clover, sanfoin, and grasses under rotation for hay increased between 1874 and 1894 from 23,375 acres to 30,876 acres, or 32·1 per cent; that not for hay decreased from 25,675 acres to 16,114 acres, or 33·3 per cent.; showing a total decrease in these grasses under rotation of 4·2 per cent.

Permanent pasture, meadow, or grass for hay not broken up in rotation, increased from 23,466 acres to 39,622 acres, or 68·9 per cent.; that not for hay from 50,871

grass not broken up; also bare fallow. Agricultural returns.

acres to 72,864 acres or 43·3 per cent., showing a total increase in the permanent pasture, meadow, or grass, not broken up, of 51·3 per cent.

Bare fallow decreased from 17,354 acres to 16,565 acres, or 4·5 per cent.

Cattle. Number and breeds.

13. The total number of cattle in the county in 1874 was 47,965, and in 1894, 49,379, showing an increase of 2·9 per cent. Of these, cows and heifers in calf increased from 14,543 to 15,554, or 6·9 per cent., while all other cattle decreased 1·2 per cent

There are no distinctive breeds of cattle in this county. Those grazed are chiefly shorthorns brought from Lincolnshire, Leicestershire, Nottinghamshire, and Derbyshire, though some Welsh, Scotch (both Polled and Highland) Devons, and Herefords are to be seen.

On the purely Fen farms (where milk is not sold) cattle are only kept in the winter. So long as straw was unsaleable, and until a few years ago, men who farmed their own land never thought of selling any, while tenants were restricted from selling, large numbers of cattle were taken in for the winter from Midland graziers, the Fen farmers finding all straw and roots, while the owner of the stock paid for 4 lbs. of oil cake a day. But of late years an enormous quantity of straw has been sold and many fewer cattle have been taken in. It is, I believe, true that the payment of the existing rents would have been impossible if the sale of straw had been prohibited. The whole of the Fen country produces heavy crops of straw. Two tons an acre is not an unusual crop, while $2\frac{1}{2}$ to $2\frac{3}{4}$ tons are frequently grown and sold. Of course, the sale of any considerable quantity of straw demands a large expenditure upon artificial manure, and this is sometimes forgotten or ignored.

In those parts of the county where good grazing land is found, a good many cattle are bought in the autumn, wintered as stores in open yards, and fattened on the grass, with or without oil-cake, and they begin to go to market in June. On the largest and best managed farms there is also a good deal of stall feeding in the winter, but there is reason to believe that the number fed has greatly decreased, owing to various causes, amongst them being the low prices so frequently realised in December and January, and also the diminished capital of the farmers.

In the Isle of Ely milk-selling farms are everywhere to be found. The grazing lands are chiefly on the higher lands near Ely; the Wash lands of the Hundred Feet from the Huntingdonshire border at Earith northwards to the Norfolk county boundary, and then north of March.

Number and breeds of sheep.

14. The number of sheep of all kinds in the county in 1874 was 324,962, and in 1894, 209,929, showing a decrease of 35·4 per cent.

Neither are there any distinctive breeds of sheep in the county. In the southern part the South Down breed prevails, the famous flock of Jonas Webb having attained a great reputation. On the Newmarket side the Suffolk breed of Black-faced are largely bred.

In the northern part of the county sheep breeding has greatly decreased. The old flocks were long-wool Lincoln or Leicester some years ago, but since the price of wool has declined the usual course has been to cross long-wool ewes with a Hampshire Down ram, but not unfrequently half-bred ewes are put to Hampshire Down rams. The lambs are sold in the summer to Norfolk men, who either fatten them on turnips or keep them as stores and sell out in the spring.

In the Isle of Ely, where a fair quantity of pasture is found to the north of March, and in the Fen land, where seeds are grazed by large farmers, sheep are bought in the spring, and either fattened on the grass during the summer or finished on coleseed in the winter. Twenty years ago these sheep were bought in about equal numbers at the Lincolnshire fairs (long-wools), or at the markets of Lynn and Norwich (half-breds), but now half-breds are much the most numerous. A farmer who buys in 400 of these half-bred sheep in March or April will begin to sell fat sheep in July, and get off perhaps 200 from grass and the remainder from coleseed.

The Lincoln long-wools 20 years ago were often kept for 12 months, and shorn twice, producing about 23 lbs. of wool, which, at 1*s.* 6*d.* to 2*s.* 4*d.* a lb., gave a good return, even if the carcase did not increase in value. These sheep used to produce on an average 104 lbs. of mutton, and large sheep of this character, with a great per-centage of fat, were in demand. This is now all changed, there being no sale for big fat joints.

The best pastures in the neighbourhood of Wisbech carried 10 of these sheep to the acre from April 15 to July 1.

Cart horses.

15. Cambridgeshire, and particularly the Isle of Ely, is the home of the shire horse. Some years ago many of the most famous horses could be traced to this district.

Taking a radius of five miles from Chatteris as a centre, an area could be included from which most of the prize winners derived their origin.

The breeding of horses in the Fens is a very considerable part of many farmers' business. They are worked at two years old in this light soil, but often sold unbroken at two or three years. Made horses are sold at six or seven years, but farmers are often tempted to sell a good four-year old. The soil of the Fens seems particularly adapted to the formation of bone, frame, and the development of sound feet.

16. With reference to size of properties, I have no later figures than those supplied by Mr. Druce in his Report to the Duke of Richmond's Commission, given below. It will be observed that only six properties are returned as being over 5,000 acres :— Size of properties.

Size of Property.	Number.	Extent of Lands.		
		A.	R.	P.
Total number of owners of less than 1 acre - - - - -	6,677	1,193	1	1
Total number of owners of 1 acre and under 10 acres - -	3,112	12,910	2	22
" " 10 acres " 50 " - -	1,899	42,836	3	16
" " 50 " " 100 " - -	528	37,321	0	39
" " 100 " " 500 " - -	705	155,198	0	6
" " 500 " " 1,000 " - -	92	61,288	1	11
" " 1,000 " " 2,000 " - -	49	66,044	3	8
" " 2,000 " " 5,000 " - -	31	81,292	3	1
" " 5,000 " " 10,000 " - -	4	26,307	3	15
" " 10,000 " " 20,000 " - -	2	37,779	2	7
" " 20,000 " " 50,000 " - -	—	—		
" " 50,000 " " 100,000 " - -	—	—		
" " 100,000 " and upwards - - -	—	—		
" " no areas - - - - -	70	—		
" " no rentals - - - -	4	35	1	30
Total - - - - -	13,173	522,208	2	36

In the return of allotments and small holdings in Great Britain (1890) the total number of small holdings in the county from one-quarter of an acre to 50 acres inclusive are stated to be 6,564, of which 1,016, or 15·5 per cent., are owned by the occupiers. In the same return it is stated that there are 13,428 allotments detached from cottages.

17. The following figures given in Mr. Druce's Report, taken from the Agricultural Returns, 1880, show the numbers and acreages of the farms at that date. It will be observed of the farms from 50 acres and upwards, numbering in all 1,967, that 8,918, or 46·6 per cent., are between 100 and 300 acres. Only seven are over 1,000 acres. Size of holdings.

—	Size of Farms.					
	50 Acres and under.	From 50 to 100 Acres.	From 100 to 300 Acres.	From 300 to 500 Acres.	From 500 to 1,000 Acres.	Over 1,000 Acres.
Number of farms -	6,127	612	918	294	136	7
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Acreage of farms -	63,715	43,857	167,698	112,448	89,903	8,246

18. On the whole the county is well supplied with markets. For those in the north, Peterborough is easily accessible, and Lynn is no great distance for those on the north-eastern side. The principal markets situated within the county in the northern part are Wisbech, March, and Ely. Markets.

In the south, Cambridge is a corn market, and during the last ten years cattle and sheep, both store and fat, have been sold there by auction. It is also a good market for poultry, eggs, butter, vegetables, fruit, and flowers.

Newmarket has an auction mart every week, and two large yearly sales for stores from Cambridgeshire and Suffolk. This is also a good centre for the sale of straw and hay. Also good prices can be obtained for other produce, such as butter, eggs, fowls, and ducks.

On the south-western side St. Ives is a great cattle market, and a small one for corn.

III.—Buildings, Drainage, and Water Supply.

Condition of farm buildings.

19. Taking the county as a whole, a good account was not given of the buildings and sheds. There are, however, but few large owners, and thus the county has not the advantage of having men of capital who are capable of investing large sums in the land. It has been shown in the returns in Mr. Druce's Report to the Duke of Richmond's Commission that there are only six owners owning over 5,000 acres in the county, and that there are 3,132 owners of properties between 10 and 500 acres. It is obvious that on small properties, where the owners are dependent for their livelihood from the land, whether by letting or farming it themselves, since the depression, at any rate, there can be little, if any, margin for expenditure on new buildings or even on repairs. Mr. Holben, at Barton (1,200 acres), and several other witnesses corroborate this view, and state that the best buildings are on the properties of the large owners.

On the properties of the Duke of Bedford, Lord Hampden, Colonel Lloyd, and Mr. Bullock Hall, I saw some excellent buildings. Mr. Stevenson also stated that in the Burwell district they were good. But the following evidence will show that, generally speaking, they are defective.

Mr. Long, Burnt Fen :—

> "The farmhouses and cottages in this district are good, but sheds, stables, and barns are inferior."

At a meeting at Chatteris, at which Mr. J. W. Ruston, Mr. Nix, Mr. T. Smith, and Mr. J. Smith were present, it was said :—

> "You can easily tell that there is depression by driving round and looking at the buildings and the land. Most of the farmhouses, buildings, barns, and cottages are very bad. We are below the average of buildings. The drainage of farmyards is bad. The water is plentiful and good. In this district the properties are small, and less has been done since the depression."

Mr. Martin Slater, of Western Colville, and Mr. Parsons, of Horseheath :—

> "The buildings in East Cambridgeshire are very bad."

The meeting at Ely :—

> "Ordinary repairs have been kept up, but no substantial ones."

The meeting at Wisbech :—

> "On the whole the buildings are very inferior, with the exception of a few large estates."

The meeting at Parson Drove :—

> "Buildings and sheds have been neglected by the landlords. The water in the streams is not fit to drink. Have to rely on rain water. The land is well drained."

Sufficient has, perhaps, been said to indicate the general condition of the buildings. In Appendix A., the replies of certain farmers as to the state of their buildings, the drainage of their land, and the supply and quality of their water, are given.

Condition of the cottages.

20. The evidence as to the condition of the cottages was far from satisfactory, and doubtless the absence of large estates accounts for this to a considerable extent.

On the Duke of Bedford's estate everything is done to promote the comfort of the labourers. There are 301 cottages on the Thorney estate, let at an average rental of 1*s.* 8*d.* a week. The cottages in the fen, numbering 190, all have gardens, and their rentals average 1*s.* 6¾*d.* a week, with an average of 2¾ bedrooms a piece. The cottages in the town itself, numbering 111, are let at an average rental of 1*s.* 10¼*d.* a week, but this does not include the rent of allotment, at 3*d.* and 3½*d.* a pole, or allotment garden at 6*d.* a pole. There are 71 cottages let from 1*s.* to 1*s.* 6*d.* a week, and 21 for 1*s.* and less. The rents are paid quarterly. All drainage, taxes, and rates are paid by the estate.

Mr. Rice Lyster, agent to the Duke of Bedford, informed me that the rents of the new cottages do not equal 1 per cent. on the outlay.

The Duke keeps the control of all the cottages in his own hands, though in the Fens the farmers are allowed to nominate the labourers, subject to his ratification. The tenure of the cottages is weekly, though it is customary to give a month's notice.

Mr. Bullock Hall, of Six Mile Bottom, has some most excellent cottages. There are 35 pairs of comparatively new ones, which cost 410*l.* a pair, and Mr. Hall has substantially repaired about the same number. All the cottages have three bedrooms with fire-places, two rooms on the ground floor, a scullery and adequate outhouses, and gardens of about an eighth of an acre. These cottages are let at 4*l.* a year. Mr. Hall has also 150 allotment holdings at 7*s.* a rood.

But, to turn to the evidence of the general standard of cottages in the county, a very different picture is presented.

It was stated at the meeting at Wisbech :—

> "The cottages are very bad in North Cambridgeshire, with the exception of those on large estates, and a lot are not fit to live in. If the sanitary authorities did their duty a lot would be condemned."

At Chatteris Mr. T. Smith stated at a meeting :—

> "The cottages from a sanitary point of view are cruelly bad. The modern ones are better, and are increasing."

Again, Mr. W. H. Clarke, land agent, of Chatteris, strongly condemned the state of some of the cottages. He stated that the sanitary arrangements were frequently very defective, and he took me to see the water supply, which appeared to be totally inadequate.

Mr. Clarke further informed me that cases of immorality were not infrequent owing to overcrowding in the cottages. Mr. Clarke agreed with the view I have ventured to express in my Suffolk Report,* and also in my Reports to the Royal Commission on Labour,† that local authorities are incompetent to deal with this most important matter. I have given my reasons for holding this view in my Suffolk Report, and, without repeating them on the present occasion, I venture to reiterate that until the inspection of cottages is undertaken by the county councils or a Government Office, through capable and disinterested officials, influenced by no local prejudices or interests, so long will the housing of the labourers remain a great blot on our rural life.‡

I will further add the opinion of Mr. Wright, land agent at Cambridge, who also farms some 1,400 acres of land in different localities.

> "I think that something ought to be done in the way of improving the dwellings of the agricultural labourers. The wretched homes of the labourers have had much to do with their migration from the villages. They will not live under the same conditions as they did years back. If comfortable cottages with good gardens were provided for the labourer he would think twice before he left. My experience is that he values a good home, and will make himself a better servant to keep it."

IV.—Tenure and Rent.

21. The tenancies are chiefly yearly ones, with a Michaelmas entry and a 12 months' notice, though a considerable number are at Lady Day. Mr. Druce stated in his Report to the Duke of Richmond's Commission that most of the tenancies were yearly ones with a six months' notice to quit. How far the introduction of the Agricultural Holdings Act in 1883 was responsible for the change I am unable to say, but the change was deemed desirable in the county before the Duke of Richmond's Commission, for, turning to the Report of the Tenant Right Committee of the Wisbech District Chamber of Agriculture in 1873, one of their recommendations was as follows :— Tenure.

> "That in the absence of any express agreement it is desirable that all yearly holdings should be subject to 12 months' notice to quit."

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* [C.—7755.]

† Vol. I., Part III. [C.—6894.-III.]

‡ In my Suffolk Report, and also in my Reports to the Royal Commission on Labour, I refer to the practice of buying up ruinous old houses, more fit to be destroyed than inhabited, and let to labourers at high rents. I have also expressed the opinion that sanitary authorities neglect their duties by allowing such a practice to be possible. Mr. Chapman, in his Report, gives the following example :—

> "One instance I came across at Chatteris of a prominent man in the town buying a small block of three cottages, copyhold tenure, for 15*l.*, and charging 10*l.* a year rent for them, without doing any repairs to them at all. The high rent obliges people to take in lodgers when they can, and at Hook, near Wimblington, I found one cottage in which four men were sharing one bedroom with two mattresses on the floor, and no bed."

The same Report stated—

"A tenancy from year to year, with liberal covenants, is preferable to a lease. Old Michaelmas Day (11th October) is the most convenient time of entry."

But, since the depression became acute, several farmers stated that they thought a six months' notice long enough, and that at present prices a tenant had better be in a position to get out whenever he desired.

Rent.

22. It is a matter of some difficulty to give a general idea of the rents paid in the county, as the soils vary so, some of the agricultural land in North Cambridgeshire in the Fen districts being still the subject of competition, as well as that suitable for the growth of potatoes, market gardens, and orchards, while some land in the southern part of the county is practically worthless.

At the meetings I attended I invited those present to state what were the rents payable in the district.

To illustrate how rents vary, it was stated at the Ely meeting that, on some of the good land in the fen, rents ran up to 3*l.* an acre on the small farms, whereas cases were quoted of two farms of 70 acres, near Cambridge, let at 10*s.* an acre, tithe free, and a farm in the same locality of 300 acres let for 4*s.* 6*d.* an acre, tithe free.

It was stated at the Chamber of Agriculture at Cambridge that the highest rent in Cambridgeshire was 20*s.* an acre, tithe free, provided a farm is fully equipped, and that good turnips and barley land let for 20*s.* an acre which formerly let at 35*s.* This estimate of 20*s.* is, I believe, perfectly correct as far as South Cambridgeshire is concerned, with rare exceptions, but higher rents are paid in the Fens on good land well situated. In South Cambridgeshire it is not uncommon to find heavy land let as low as 7*s.* 6*d.* or 5*s.* an acre, and in some cases lower, or even for nothing.

Mr. H. M. Jonas, of Cambridge, and Mr. Dymond, of Waterbeach, put the top price of agricultural land at 25*s.* an acre, tithe free.

At March the meeting put the top price for agricultural land at 30*s.* an acre, and stated that some fen land let at 15*s.* an acre. They said that high land rents vary from 12*s.* to 25*s.*, tenants paying 5*s.* an acre tithe. On the tract of marsh land between Wisbech and Long Sutton, where fruit, vegetables, and potatoes can be grown, rents run from 35*s.* to 40*s.* an acre, landlord paying drainage rates, about 1*s.* 6*d.* an acre, and tithe, 4*s.* 6*d.* an acre.

At Littleport Mr. Joseph Martin said that some fen land and some high land let for 7*s.* and 8*s.* an acre. And at Burwell Mr. Stevenson stated that in the best land rents run from between 20*s.* and 30*s.* an acre tithe free. Mr. Long at Burnt Ash said that the rents in the fen there were about 15*s.* an acre, tithe free, on farms over 100 acres, and from 20*s.* to 25*s.*, tithe free, under 100 acres.

At Chatteris, which is a district where the depression has not been felt to such an extent as in many parts, Mr. Daintree and Mr. J. Smith stated that rents on farms up to 400 acres were generally over 1*l.* an acre.

But it must be distinctly borne in mind that the rents quoted above in the fen lands are much higher than those in the southern parts, where, in a number of cases, nominal rents are paid. Plenty of heavy land is let at 15*s.* an acre tithe free. Even within a few miles of Cambridge there are several abandoned farms, the rough feed being let off, and a number which for all practical purposes might well come within that category. Within six miles of the town of Cambridge I saw the following farms in a morning's ride:—

1. A farm of 400 acres, 3½ miles from the town, farmed by the mortgagees. Practically cut of cultivation.
2. A farm of 170 acres, 5½ miles from the town. Abandoned. The rough feed let off in the summer.
3. A farm of 200 acres, 5 miles from the town, let at 5*s.* an acre, landlord paying tithe and land tax, amounting to 4*s.* 6*d.* acre. The land in the parish in which this farm is situated is mostly let for 7*s.* an acre.
4. A farm of 1,000 acres, 5 miles from the town, let at 10*s.* an acre tithe free. Buildings excellent.
5. A farm of 360 acres, about 5½ miles from the town, let at 5*s.* an acre tithe free. Buildings excellent.

Land Courts.

23. During my visit to the county no witness expressed himself in favour of a Land Court, or a Court of Arbitration to deal with rent, or with any matter relating to tenure. On the contrary, a number of witnesses expressed their strong dislike to such

proposals. As there was a unanimity of opinion on this subject, I will not burden this Report by quoting any evidence except that of those whose opinions carry the most weight. The meeting at Wisbech, which was attended by representative men holding different political views, stated :—

"We are all against Land Courts, and can make our own bargains. 'Make your own bargain' is the feeling in this country."

Again, Mr. W. H. Clarke, land agent at Chatteris, a gentleman of considerable agricultural knowledge, and whose views on many subjects may be said to be advanced, said :—

"No legislation is required to deal with the question of rent or restrictions."

Restrictions as to sale and growth of crops.

24. In all parts of the county I found that there was generally freedom of cultivation as to growth of crops, frequently entire freedom as to sale, though in some cases stipulations are made that a certain quantity of manure should be returned. Only two witnesses in the county, out of all the number I interviewed, stated that farmers were suffering from any disability owing to restrictions, and I heard of another instance from a farmer, in the neighbourhood of Cambridge, who said :—

"Generally, men now farm as they like. There is one landlord in the neighbourhood who will not let his tenants depart from the four-course system."

But notice must be taken of the following statement at the meeting of Parson Drove, where it was stated :—

"Notwithstanding stringent agreements, men grow and sell practically what they like. In one or two cases heavy dilapidations under old agreements have been enforced."

I may say that I was not present at this meeting, and so was not able to ask the important question whether heavy or any damages were given in any case where the standard of fertility had been maintained. I have asked the leading agents and valuers in the county whether damages are given for breaches of agreement where no actual damage has been sustained, and they reply in the negative. Looking at the evidence on this point, I cannot but think that in the cases referred to damages must have been given for bad farming, and not for breaches of agreement involving no pecuniary loss.

But I venture to raise the question whether landowners would not best consult their own interests by leaving out of agreements stipulations which they never intend to enforce, or expect their tenants to observe. In many new lettings such stipulations are omitted, though on some properties, no doubt, the old common form is used, and where this is so, and the covenants have been broken, as indeed was intended in spirit, the landlord is given by law a weapon with which he could strike if he were so minded. I do not desire to attempt to define "freedom of cultivation and sale." There are some restrictions which it is probably politic to enforce, not merely in the interest of the landlord but of the whole farming community; but I only desire to record the fact that the evidence is that restrictions are now scarcely observed, and to express the opinion that it might be better for several reasons if landlords no longer reserved the right in law of enforcing contracts which in practice are mutually ignored.

The following evidence will show that in practice restrictions are no longer observed. At the meeting at Ely it was stated :—

"There is entire freedom of cultivation now."

At the meeting at March :—

"We can generally grow and sell what we like. The only restrictions are as to the growth of brown mustard. What has saved the Fens this year (1894) has been the sale of hay and straw."

At the meeting at Chatteris :—

"Restrictions on sale and growth of crops are now infinitesimal. You can do what you like as long as you pay your rent."

At Cambridge Mr. Wright, land agent and farmer, said :—

"There are no restrictions now."

Dr. Perkins, bursar of Downing College, said :—

"Our tenants farm as they like, and always have done."

Similar evidence was also given by Mr. Stevenson, of Burwell, Mr. Charles Ivatt, of Rampton, Mr. Long, of Burnt Fen, Mr. Dymock, of Waterbeach, Mr. W. H. Clarke, of Chatteris, Mr. S. M. Egar, of Parson Drove, Mr. W. Hurrell, of Madingley, Mr. Parsons, of Caxton, Mr. W. J. Clark, of Thriplow, Mr. Arthur Gee, Great Shelford.

Mr. Edward Mawer, on the Duke of Bedford's estate at Thorney, thus states the terms of his agreement with reference to restrictions:—

"As to growth of crops, have on no account to sow any of the land with any prejudicial crop or pernicious seeds. As to sale, we are allowed to sell any portion, not exceeding one moiety of the clover, hay, and wheat straw grown in one year, except the last year of tenancy, on bringing back manure, bones, or lime of the value of 30*s.* for every ton of hay, and 15*s.* for every ton of straw sold, or spend all the money received in cotton and linseed cake, such cake not to be reckoned in the tenant right."

Mr. Mawer proceeds to state the basis on which compensation for dilapidations is assessed, which appears to confirm the opinion I have expressed as to the damages, which were said, at the meeting at Parson Drove, to have been awarded in some cases for breach of agreement as to cropping.

"It is left to the valuer or umpire to decide whether the holding is left in a state detrimental to the interest of the landlord, and what sum of money is to be paid by the tenant to reasonably compensate the landlord or incoming tenant therefor. *The calculation solely to be made upon the basis of what it would cost to put the holding into a proper state fit for occupation.*"

The following is the clause relating to cropping and sale off on the Duke of Bedford's estate:—

Cultivation. *Farm, cultivate, manure, and manage in each year of the tenancy the whole of the land in a good and husbandlike manner, according to the most improved system of husbandry followed in the district, to keep the whole in good heart and condition, clean and free from weeds, and so leave the same, and on no account to sow any of the land with any prejudicial crop or pernicious seeds. Not more than half the clover grown to be allowed to stand for seed in any one year, and none in the last year of the tenancy. Not to plough within two feet of the edge of the landlord's private drains or dykes.*

Keep a sufficient flock of sheep on the premises where most needed.

Clay such portions of the arable land as may require it.

Not break up any meadow or pasture land or pare or burn the turf or soil without the written consent of the landlord or his agent first obtained, nor mow more than one-half of that usually mown in any one year, nor such part oftener than once in such year or at any other than the usual time of mowing, and before any part shall be so mown two years in succession dung or manure the same in a husbandlike manner.

Spend and consume by cattle or otherwise on the holding all the green crops, hay, straw, and clover, which shall arise therefrom, and not remove any corn in the straw, and use and bestow on the holding all the muck, dung, manure, and compost produced thereon, except as follows:—

Sale of hay and straw. *The tenant to have liberty to sell off any portion not exceeding one moiety of the clover, hay, and wheat straw grown in any year (except the last year of the tenancy), on bringing back within three calendar months from the sale thereof, and spreading and spending on such part of the holding as shall most require the same, good rotten dung or guano, bones, or lime, of the value of* 30*s. for every load of hay so sold as aforesaid, and of the value of* 15*s. for every load of straw so sold as aforesaid, or at the tenant's option the amount received by such sales may be expended in the purchase of linseed or decorticated cotton cake of good quality to be consumed by stock upon the farm. The tenant to keep and when required produce true accounts and vouchers with particulars of the lands and crops to which such manures are applied.*

Outgoing cropping. *Leave at the expiration of the tenancy a proper and usual quantity of the arable land in fallow properly cultivated and (such portion as is suitable) manured. And also in the same year leave a proper quantity of land in clover or other artificial grass sown with the corn of the last year and not depastured or fed after the* 11*th day of October, and also a proper proportion of the land sown with a wheat and spring corn crop, the landlord or the incoming tenant having the option of providing the seed if he so desire. Such proportions to be in accordance with the best system of husbandry followed in the district. Should the tenant not so cultivate the farm during the last year of the tenancy in a husbandlike manner the landlord to be at liberty to enter upon and prepare the land and sow the corn, also to make the fallows and to cultivate any land with a view to prepare it for the occupation of an incoming tenant, but this reservation is not intended to relieve the tenant from his obligation to manage the holding properly.*

In the event of the landlord or incoming tenant entering to sow corn or perform other acts of cultivation to allow the landlord or incoming tenant stable and yard room, with a sufficient quantity of straw for litter, from the 1st day of October in the last year of the tenancy, for so many horses as may be necessary for working the arable land without any allowance being made for the same, and also find hay or clover for such horses, for which the tenant is to be paid a fair consuming value, provided that in no case shall the number exceed three cart horses for every 100 acres of arable land in his occupation. *Stable room &c. for incoming tenant.*

Leave at the expiration of the tenancy not less than 5 acres of wheat straw for every 100 acres of arable land, which shall be valued to the incoming tenant at consuming price. *Wheat straw.*

25. The statement of the Tenant Right Committee in 1873 that a yearly tenancy with liberal covenants is preferable to a lease shows, I think, that Cambridgeshire tenants have security of tenure. For it must be remembered that this was made at a time when farming was prosperous and when there was plenty of competition for land. At the present time, when there is no competition to rent the greater part of the land, and when land to sell is a drug in the market, security of tenure must be the more assured. Practically every farmer I met said that he had all the security of tenure he required. And I believe the question of insecurity of tenure does not arise in the eastern counties at the present time. The plain English is that the farming community is well nigh bankrupt, and landlords have the greatest difficulty either to retain or acquire tenants except in a few favoured spots. Security of tenure.

Several farmers stated that they had too much fixity of tenure, and that if they could see their way to get out of farming without losing their capital they would do so. Many of the owners of land who are farming it themselves look upon their fixity of tenure as a curse, and long to exchange their position for that of the tenants. Some yeomen farmers at the March meeting stated that they would rather rent their land than own it, which does not look as if they appreciated security of tenure, or that it was enabling them to prosper.

The following is the evidence of Mr. Wyatt, a hardworking farmer on 200 acres in Waterbeach Fen.

> "The large farmers in this district are masters of the situation, though the smaller ones are not. We don't want fixity of tenure, only the certainty of getting out of the land what we put in."

But one witness stated that he did not think that the sitting tenant had sufficient protection. He stated that the good farmer does not get the same consideration as the bad one. Now this gentleman has one of the very best farms in the county with a considerable area of good pasture. It is close to a town where he can deliver milk two or three times a day. He keeps a large head of stock, does his land thoroughly well, and has the great advantage of being able to get any amount of manure from the town. No doubt there would be competition for a farm of this character, but the present tenant does not complain that in consequence his rent is unduly high, for he stated, "My rent is 2*l.* an acre, and I am quite satisfied with the results of my "farming." This rent is considerably higher than any I heard of in the county for agricultural land on a farm of such a size; but it really is an accommodation farm having exceptional advantages. Nevertheless this tenant gave a most satisfactory account of himself, and was more sanguine as to his prospects than any other I met in the whole county.

V.—The Agricultural Holdings Act.

26. The Agricultural Holdings Act in Cambridgeshire appears to be almost a dead letter, and both landlords and tenants much prefer the custom of their own county. A reference to Appendix B. 4 will show that tenants describe it as "useless," Their objections to the Agricultural Holdings Act were similar to those which were so widely expressed in the counties of Lincolnshire and Suffolk. The Cambridgeshire tenants usually stated that they preferred the custom of the county because it involved less expense, and less friction. Under the Agricultural Holdings Act it was stated that both larger claims and counter-claims were frequently made than the parties could reasonably expect to prove, and that this course resulted in increased The Agricultural Holdings Act.

cost, and engendered animosity. It was pointed out that the proceedings under the custom were undertaken by practical valuers, many of whom were practical agriculturists, or who had sprung from agricultural families, whereas the proceedings under the Agricultural Holdings Act were frequently originated and managed by lawyers.

At a meeting of the most representative farmers in the Wisbech district, it was stated :—

> "We won't touch the Agricultural Holdings Act, because it is only calculated to benefit solicitors."

Again, at the meeting at Ely, where I had the opportunity of meeting another representative gathering, Mr. Bidwell, the well known agent, stated, with the approval of those present :—

> "The less law the better for both parties."

Mr. S. M. Egar, of Parson Drove, Wisbech, says :—

> "We shelve the Agricultural Holdings Act as far as possible. It is a lawyer's Act, and of very little good to landlord or tenant."

The procedure adopted under the custom of the country.

27. In a report drawn up in 1873 by the Tenant Right Committee of the Wisbech District Chamber of Agriculture, it is said :—

> "On the whole, the custom advances in a direction favourable to the tenant, and it may, perhaps, be fairly described as equity administered by arbitrators. The amount of the allowances to the outgoing tenant is invariably ascertained by two valuers or their umpire. One of these valuers is appointed by the outgoing tenant and one by the incoming tenant; but where any claim for dilapidations or breach of covenants is made by the landlord, the same valuer usually acts for both landlord and incoming tenant. The compensation awarded to the outgoing tenant is always paid by the incoming tenant."*

The custom varies somewhat in different parts of the county, and the nature of the soil is, of course, an element which causes this to be so, but the general rule is, "As a man enters so he quits."

The following clauses are extracted from an agreement used on a number of properties in different parts of the county :—

Mutual covenants.

> "*That the tenants' fixtures, the ordinary and usual proportion of hay and seeds of last year's crop, the turnips, cole-seed, kohl-rabi, mangold wurtzel, or other green crop (or the seed and tillage in producing the turnips, cole-seed, kohl-rabi, mangold wurtzel, or other green crop), and the tillages of the dead fallows, the manure, but exclusive of any compensation awarded under the Agricultural Holdings (England) Act,* 1883, *or otherwise, for artificial food consumed in the making of such manure, the carting out and labour on the manure, the close folding, the small seed bill, and the cost of sowing, and the straw, chaff, colder, and stover, at the expiration of the tenancy shall be valued at a consuming price.*"

Compensation.

> "*The landlord, or his incoming tenant, at the expiration of the tenancy (provided that the tenant has paid the rents and performed the conditions of this agreement) shall allow and pay the tenant's allowances in respect of the matters mentioned in the schedule hereto, at the rates therein mentioned, such allowance to be ascertained by a valuation to be made in the usual way as herein-after described, and such allowances shall be in substitution for any compensation to which the tenant would be entitled under the Agricultural Holdings (England) Act,* 1883, *in respect of any matters contained in the 3rd Part of the First Schedule to that Act.*"

With reference to the clause "mutual covenants" the agent writes :—

> "The valuation clause varies somewhat in different parts of the county. On the light fen lands, where there is some risk in obtaining a root crop, the root crop is paid for at seed and tillage, but the more usual practice, particularly on the Fen estates, is to pay for the value of the crop at a consuming price. The allowance for cake varies a little, usually half the last year's cake, &c. is allowed, but in some cases only one-third of the last year's."

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* I do not understand that this is the case in all parts of the county. Several witnesses stated: "We look to the landlord to pay the compensation."

The following is the schedule of allowances referred to:—

Description.	Condition.	Compensation on leaving.
(*a.*) Oil cake, linseed, cotton cake, rape cake, or malt culm.	To be consumed by sheep on the land, or by cattle, sheep, or pigs, in the lodges, yards, or folds.	One half of the cost of oil, or other cake or malt culm, purchased during the last year, so long as the total amount used does not exceed the average of the total amount used during the three preceding years.
(*b.*) Bones undissolved, dung, guano, phosphate, or other new manures, if landlord's consent be given to such new manures.	To be applied to the land in tillage, *i.e.*, the green crops.	50 per cent. of the cost of that used in the last year (inclusive of railway or water carriage), but this clause is not to apply in cases where the crop is paid for at consuming value.
(*c.*) Claying of land - -	To apply to fen land only -	The total outlay to be spread over seven years. One-seventh of the cost to be deducted for every year after such outlay has been made.
(*d.*) Marling and liming of land - (*e.*) Clayburning - - -	- - - - -	The valuers to assess the amount due as compensation for such improvements, such sum as fairly represents the value of the improvement to an incoming tenant.

The following is the schedule of allowances on quitting in the Duke of Bedford's agreements:—

Schedule of Allowances on Quitting.

On the termination of the tenancy the landlord or the incoming tenant to pay or allow to the tenant for the following matters such sum of money as shall be ascertained by valuation in the usual way, according to the rules and principles following:— *Schedule of allowances.*

(a.) *For half the cost of all undissolved bones or other artificial manures, including the cost of railway carriage (nitrate of soda and sulphate of soda excepted), used during the last year on lands properly fallowed and sown with turnips, rape, mangold wurtzel, or other green or root crop fed off on the premises. The allowance per acre not to exceed the average of the two previous years, and the bones and artificial manures to be such as are guaranteed by the sellers thereof to stand the test of analysis according to the forms prescribed by the Royal Agricultural Society of England, and to be approved by the landlord or his agent, and the allowance in no case to exceed* 1*l. for each acre to which such artificial manures have been applied, but no allowance shall be made in respect of artificial manures brought on the Holding in lieu of hay or straw sold off.* *Artificial manures.*

(b.) *For half the cost of linseed, rape, or cotton cake (including railway carriage) consumed upon the Holding by beast or sheep during the last year of the tenancy, provided that the quantity does not exceed the average of the two previous years, in which case the allowance shall be one-sixth part of the cost of the cake consumed during the three years preceding the expiration of the tenancy; providing that at least one-third of the cake shall have been consumed in the straw yards (unless permission in writing be granted by the landlord or his agent to the contrary) and a fair proportion of the straw and other produce shall have been converted into manure in a husbandlike manner, but no allowance shall be made in respect of cake brought on the Holding in lieu of hay or straw sold off.* *Cake.*

(c.) *For the cost of clover and grass seeds and sowing upon land sown in course during the last year of tenancy, provided such seeds have not been stocked after the* 11*th day of October in such last year.* *Grass seeds.*

(d.) *For half a year's rent, rates, and taxes upon the land sown with wheat, provided the same were paid for upon entry, and provided such land does not* *Wheat lands.*

exceed two-fifths of the arable land and is clean and in good heart and condition, also for preparing and sowing such land, if done by the tenant at a proper time and in a proper manner.

Fallows. (e.) *For preparing fallows, if done by the tenant at a proper time and in a proper manner.*

Spring corn. (f.) *For preparing land for and sowing spring corn, if done by the tenant at a proper time and in a proper manner.*

Liming, marling, and claying. (g.) *For a proportion of the costs of liming, marling, claying, and boning with undissolved bones (the latter on pasture land only), done with the written sanction of and in accordance with the directions given by the landlord or his agent, the proportionate allowance to be made on the seven years' principle.*

Hay and seeds in stack. (h.) *For any meadow, clover, or other seed, hay, and roots which shall be left in stack or heap upon the Holding, the allowances to be calculated on a fair consuming value, provided that a fair proportion shall have been consumed on the Holding.*

Labour to manure. (i.) *Labour to manure if applied to land sown with wheat or carted for the benefit of the landlord or the incoming tenant.*

Labour, seed, and fixtures. (k.) *For seed found and labour done in an efficient and husbandlike manner for the benefit of the landlord or his incoming tenant, and for all tenant's fixtures which may have been paid for at the time of entry and which shall be duly verified by the inventory.*

The bills duly receipted for all manures and cake claimed for to be produced to the landlord or his agent for examination when required, and satisfactory proof to be given of the expenditure of such manures and cake upon the Holding. The amount of claim in respect of each piece of land to be stated separately, and separate bills to be produced for the manures expended on the pasture and meadow land and on the arable land respectively.

Outgoing tenant to be allowed use of certain buildings until 1st of May.

That the tenant shall be allowed the use of barns, rick yards, cattle yards, and stabling for horses for threshing out and carrying away the neat and winnowed grain and for feeding off and foddering the hay, straw, and chaff, and watering cattle until the first day of May next after the end of the tenancy. This clause does not apply to the farmhouse, which is to be given up with the remainder of the Holding on the 25th day of March.

Compensation for mismanagement.

The object of this lease being, inter alia, to give the tenant liberty of management and a fair outgoing valuation, and at the same time to secure reasonable protection to the landlord, it is hereby expressly agreed on the part of the tenant that at the termination of the tenancy it shall be left to the valuers or the umpire herein-after mentioned to determine whether the Holding or any part of the Holding is left in a state detrimental to the interest of the landlord or incoming tenant, and what sum of money shall be paid by the tenant to reasonably compensate the landlord or incoming tenant, therefore such compensation to be calculated solely upon the basis of what it would cost to put the Holding into a proper state fit for the occupation of an incoming tenant; any amount so determined to be deducted from the outgoing valuation to which the tenant may be entitled, but should it exceed the sum to which the tenant may be so entitled the balance shall be recoverable by the landlord or incoming tenant (at the landlord's option only) by action or otherwise.

Tenants generally satisfied with the custom.

28. On the whole tenants appear to be satisfied with the compensation they get under the custom, which usually amounts to between 20*s*. and 30*s*. an acre. This was stated to be the case at the meeting of the Chamber of Agriculture at Cambridge, and at the meetings at March, Wisbech, Ely, and Chatteris.

At March it was stated :—

"There is no dissatisfaction at all about compensation."

At Ely :—

"There is no bother about tenant-right."

At Wisbech :—

"On the whole the custom of the county is satisfactory."

At a meeting of some of the Duke of Bedford's tenants it was said :—

"Apart from any question of dilapidations, the allowances are fair."

Again, Mr. Martin Slater, who farms largely near Newmarket, says :—

"Tenants are quite satisfied with their custom."

Mr. Long, of Burnt Fen, who farms 3,200 acres, says :—

"Generally the allowances under the custom of the country are considered reasonable and fair. I never heard that men farm badly at the end of their tenancies because they are not sufficiently compensated."

Mr. Joseph Martin, Mr. Heber Martin, and Mr. Luddington, of Littleport, also Mr. Wright and Mr. Holben, of Cambridge, Mr. Stevenson, of Burwell, Mr. Jonas, of Cambridge, Mr. Mason Cooke, of Ely, and Mr. W. H. Clarke, of Chatteris. The opinions quoted are fair samples of those generally expressed, and I am satisfied, after having met so many representative farmers and agents at meetings, in the markets, or at their own houses, that these views are generally shared throughout the county.

Compensation for improved condition of farms.

29. But some contrary opinions were expressed. Where, however, this was the case the custom of the country was seldom the subject of wholesale criticism, but the witnesses usually advocated some compensation for the improved fertility of the soil due to a long course of continuous good farming, in place of, or in addition to, compensation for definite expenditure provable by the production of receipts. Before quoting evidence on this point it should be indicated that a considerable number of farmers deprecated any change which might open the door to larger claims being made, or compensation being obtained, than tenants were fairly entitled to, on account of the increased cost which would be thrown upon incoming tenants. It was stated by a large farmer :—

"In considering any improvements or amendments with reference to tenant-right the greatest care must be exercised in protecting incoming tenants. This question is just as important to them as to outgoing tenants."

None of these witnesses suggested for one moment that full compensation should not be given for the value of all unexhausted expenditure, but they pointed out the danger there might be in compensating for general improvement of which the extent and the value can be only matters of opinion, even if a standard of comparison could be obtained, as distinguished from improvements due to definite expenditure of which actual proof could be forthcoming.

How far a system of compensating tenants for improvements in the condition of a farm due to continuous good farming, in excess of compensation given for actual and provable expenditure, and of compensating landlords for deterioration in the condition or producing power of farms, particularly in the present times, when much of the land is rapidly deteriorating owing to the decreased expenditure, either because tenants have no capital or because those who have capital will not lay it out at present prices, is certainly open to question. If the tenants in South Cambridgeshire had been called upon to pay for the deterioration in the value of the land since 1879 the sum would have been a very large one.

Mr. W. H. Clarke, agent, of Chatteris, referring to this subject, says :—

"The law as to tenant-right is perfectly satisfactory. You cannot compensate for condition. A man would be called upon to pay for the effect of the seasons."

But to return to the evidence of those who advocated compensation for the general improved condition of farms, the meeting at March, though stating that on the whole the custom of the country was satisfactory, said :—

"The system of valuation in this county is capable of very great improvement by taking the improved condition of the land more into account. The fields in a farm should be scheduled when a man enters, and the condition noticed. But there should be *tenant-wrong* as well as *tenant-right*, and a man who leaves his land in bad condition should have to pay for it."

Again, Mr. Arthur Gee, of Shelford, who has farmed in America, and is now farming at Shelford, and also practising as a barrister, referring to the same point with reference to the Agricultural Holdings Act, says :—

"I consider the Act is a very imperfect one. For instance, a tenant may now take a farm in a most dilapidated state so far as the condition of the land is concerned, foul with thick weeds, &c., and he may, by an extravagant expenditure of labour, get it into a thoroughly clean state, and yet be entitled to no compensation under the Act, if I understand it rightly."

But a well-known valuer, speaking on this very subject, pointed out that when a man takes a farm in a foul condition he agrees to pay a rent, or he ought to do so if he knows his business, fixed with due regard to the poor condition of the land, and the amount of expenditure it would involve to put it in normal condition. Hence he would be paid twice over if he were compensated at the determination of the tenancy for improving the condition.

Indirect beneficial effect of Agricultural Holdings Act.

30. Although the Agricultural Holdings Act is practically inoperative in the county, it should be recorded that several witnesses stated that, indirectly, it had had a beneficial effect, as it had been the means of increasing the allowances for certain expenditure under the custom. This view was expressed at the meeting at Wisbech, also by Mr. H. M. Jonas, Mr. Long, of Burnt Fen, and at the meetings at March and Ely. At the latter meeting it was stated :—

"Since the passing of the Act every one has been met fairly."

Compensation for corn consumed on the premises.

31. The question of compensation for corn consumed on the premises seemed to evoke but little interest. Many farmers appeared to think that the question of proof was a very difficult one, and that the incoming tenant might be taken advantage of by the outgoing tenant, if the latter were unscrupulous. One large farmer has an agreement with his landlord to compensate him for all corn consumed on the premises. In answer to my inquiry what proof he would require as an incoming tenant before he paid for home corn consumed, he said :—

"I should certainly insist on seeing the miller's bill; it would be very difficult to prove when people grind their own corn."

Compensation for dilapidations.

32. With reference to dilapidations, it would seem to be clear that landowners do not get as much compensation under the custom as under the Agricultural Holdings Act, because many farmers state that they leave the Act alone *because of the counter-claims for dilapidations.*

The fact is that under the custom of this county, by which claims are settled amicably—and I found the same state of things in Lincolnshire and Suffolk—landlords generally do not stand strictly on their legal rights with reference to their claim for dilapidations, whereas they frequently do under the Act, especially in cases where they consider the claim an unreasonable one. But no landowner objected to the custom on the ground that they did not get sufficient compensation, though several expressed the opinion that they were usually the losers by a change in tenancy. Mr. Wright, who farms over 1,400 acres, and who is also an agent, stated that "many tenants nowadays "have nothing to claim for when they leave. The boot is often on the other leg."

The truth of this statement must be very evident to anyone who will drive from Cambridge to Huntingdon, and, indeed, through the greater part of South Cambridgeshire, on the heavy soils.

The law of distress.

33. The subject of the law of distress was seldom raised, but, when it was, farmers generally desired that there should be no alteration in the law. It was said at the meeting at March :—

"The law of distress does not injure us. Keep it as it is, or the landlords will be stricter in collecting rent."

The meeting at Chatteris said :—

"There is no desire here among farmers for the abolition of the law of distress."

The meeting at Parson Drove unanimously said :—

"Let the law remain as it is."

Mr. S. M. Egar, of Parson Drove, says :—

"Let the law of distress be slightly modified, but *not abolished.* If abolished, farmers, especially small ones, whose chief capital is their labour, would suffer, while the ordinary creditor, and in many cases the money lender, would be benefitted."

Mr. Edward Mawer, 565 acres on the Duke of Bedford's estate, says :—

"No wish to interfere with it. Landlords would undoubtedly be more stringent and give less credit."

Mr. W. J. Clark, 320 acres, Thriplow, says :—

"I would not alter the law of distress. If abolished, landlords would have to take less for their farms, but it would result in many tenants being sold up, who, with the use of their landlord's money in rent, free of interest, might struggle on, and, if times ever did improve, pull themselves together again."

Mr. R. P. Parsons, 1,300 acres, Elsworth, says :—

"As an owner of land parts with it to another, and cannot get it back again except under certain fixed conditions, he ought to be assured of one year's rent. I do not think that the abolition is very much desired by tenants, and is of no benefit to an honest man."

Mr. Wright, agent, and who farms 1,427 acres, says :—

"I am not an advocate of any alteration of the time for which distress can be levied. I believe that the abolition of the law of distress would be no advantage to the farmer. If abolished, landlords would probably make their rents due at shorter intervals, and would not wait so long for them as they do now. If the law is abolished landlords ought to have some cheap speedy power of obtaining possession when the tenants cannot pay the rent."

On the other hand, a large farmer on a good farm near Cambridge says :—

"Abolish the law of distress, and landlords will then be more particular who they take as tenants."

And a farmer at Waterbeach Fen said :—

"If the law of distress were abolished we should get the land 10*s*. an acre cheaper here. I should not mind paying rent in advance."

I venture to think that the existence of the law of distress as a rule does not influence landowners when letting farms in these eastern counties. No one who has any experience of letting land would, from a commercial point of view, prefer a bad tenant at a higher rent to a good one at a lower, unless he was in very straightened monetary circumstances, perhaps pressed by mortgagees for interest. A landlord stands to lose far more than a year's rent by being saddled with a bad tenant. With a good tenant he has the prospect of his remaining as tenant, of his paying his rent regularly, and of his keeping and leaving the land in good condition. Besides his tenant-right would be ample security for a year's rent. Again, it must be remembered that, except in a few favoured spots, there is no competition for land, in fact in many districts it is almost impossible to let it, and hence the presence of the law of distress can have nothing whatever to do with the price of rent. If the law were abolished it would, I believe, make very little difference, if any, to wealthy owners, though it might to some of the poorer ones. Landowners would give less credit, and would have to take possession on failure of payment of rent, which would be hard on them, as they would generally not be able to re-let except at Lady Day or Michaelmas. It is also said that it would be hard on tenants who might hold on during critical times if they could be treated with leniency. Certainly the abolition of the law of distress would be distinctly contrary to the wishes of the Cambridgeshire farmers.

VI.—Causes and Evidence of Agricultural Depression.

34. Agricultural depression is usually stated to have commenced between 1875 and 1879. Wet seasons are said to have first injured the agricultural interest, and then in the early years of the eighties prices began to seriously decline. *The existence of agricultural depression.*

35. The existence of agricultural depression is usually attributed to low prices caused by foreign competition in all farm produce and cheap freights. Mr. Beldam, a landowner near Cambridge, thus states the causes which have led to the present depression. (1.) Foreign imports, together with the small cost of their carriage. (2.) The development of steam and electricity. (3.) Heavy railway rates. (4.) The heavy outgoings in the shape of rates and taxes on land. (5.) Over production. (6.) Bad seasons. *Causes of agricultural depression.*

The meeting at Parson Drove, which consisted of farmers, stated :—

"Depression commenced in 1879 with the wet season, followed by a continuous fall in prices, brought about in a great measure by our one-sided Free Trade, and changes in the fiscal system which led to an appreciation of gold."

36. With reference to the condition of the land a great distinction must be drawn between North and South Cambridgeshire. In the north there are a number of districts where the fen land has depreciated but little, and some where it has not depreciated at all, while in the south there are large tracts where the deteriorated state of the land is painfully apparent to all, being practically worthless to owner and occupier alike, and scarcely able to be designated as cultivated. Between *Evidences agricultural depression affecting the land.*

Cambridge and Huntingdon the state of the land is as bad as in the worst districts in Suffolk, and in some other localities it is little, if any, better.

At the meeting of the Chamber of Agriculture Captain Hurrell, of Madingley, speaking of this district, said :—

"In a nine-mile run with the hounds I only rode over nine arable fields. Most of it had seeded down."

And Mr. Wright, land agent and farmer, stated :—

"There is a great deal of rough land very nearly out of cultivation."

The turnip and barley land near Newmarket was said to have suffered less than any land outside the fens.

Mr. Martin Slater, of Weston Colville, stated :—

"The land has very greatly gone back in condition during the last 25 years in this district. There is not half the labour employed. They are selling hay and straw off and putting very little back. Drainage on clay land is all gone, and there is no one to renew it. To drain and clear the heavy land and bring it to the condition it was in 20 years ago would cost 10*l.* an acre. The poor light and the poor heavy lands are worth no rent to cultivate. Possibly they may be worth 1*s.* to 3*s.* an acre as rough feed. In this parish there were six flocks of breeding ewes, but now only one. Generally there are much fewer stock and sheep being kept in the county."

Again, Mr. Parsons, of Horseheath, in the same neighbourhood, said :—

"The land is not anything like so well farmed now, and wants draining."

Mr. Dymock, who farms 600 acres at Waterbeach, said :—

"The condition of the land has been going back for 12 years. It began in the bad season of 1879, when the heavy land got into a very bad state. Then bad prices came, and hence so much money could not be spent on it. Also straw has been sold off and less spent on manure and labour. A good deal of straw has been sold, partly to get the money and partly because farmers had no stock to tread it into muck."

Mr. W. J. Clark, of Thriplow, says :—

"Most decidedly the land is being worse farmed. I could point to farms that 10 years ago were patterns for cleanliness and good farming that are now in a deplorable state."

Turning to the evidence in North Cambridgeshire and the Fens, it was stated at the meeting at March :—

"Capital has not been curtailed much on land. The land has not gone back much in condition. Fewer sheep have been kept in the district. Farmers have been losing capital on the heavy land, and in time must give it up."

The meeting at Ely stated :—

"A great deal of the three-horse land is laid down to grass in this district. Fen land has gone back because less money is spent on it.* A lot of produce is sold off the fen land, and no claying is done. Fewer sheep and cattle are being kept. There is less cake used."

And at the same meeting Mr. Bidwell, the well-known agent, stated :—

"Farmers are now farming from hand-to-mouth."

At the Wisbech meeting the following statement was made :—

"Generally speaking, the strong land has deteriorated. The wet seasons had a great deal to do with it, as well as loss of capital. Last year (1893) did a lot to help the strong land. Men will not put money into strong land farming. The acreage of wheat crop has decreased by 25 per cent. in this district. The fen land has gone back very little in condition, but it is not clayed so much, partly from want of capital, but partly because it is becoming stronger on account of the peat disappearing owing to the drainage. The marsh-land has not gone back a bit between Wisbech and Long Sutton; there has been the means of enabling the people to escape from the depression. They are able to grow the best class of potatoes, vegetables, and fruit. The men in the marsh have been hit to some extent by prices, but are better off than any other people occupying land."

The meeting at Parson Drove stated :—

"The land is being farmed but very little worse."

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* Mr. James Luddington said that he did not think this was the case as regards the fen land at Littleport.

Mr. S. M. Egar, of Parson Drove, also says :—

"Less capital is employed. The crops as a rule are not so good. Land is reverting to its prairie value. High farming is impossible with low prices."

At the meeting of some of the Duke of Bedford's tenants at Thorney it was said :—

"You can tell that depression exists by looking at the land, though a good deal of it is as well farmed as ever. Generally farmers here have been farming as high as ever."

Mr. John Maxwell, also of the Thorney estate, said :—

"Generally the land has deteriorated, partly from the effect of the seasons and partly from want of capital. There is a strong tendency to over-crop. Since the depression fewer cattle and sheep have been kept.

At Chatteris it was stated at the meeting :—

"The high lands and gravel lands have certainly gone back. The fen land has also suffered. This has arisen from want of confidence, it being thought not worth while to put money into the soil. The number of sheep are rather diminishing. Fewer labourers are employed, particularly this year (1894), and less cake is used. The use of artificial manure increases year by year as an increasing amount of straw is sold off. Less claying is done in the Fens now, which is greatly on account of shortness of capital. Our fen land has, generally speaking, deteriorated by 20*l.* an acre."

But Mr. W. H. Clarke, solicitor and land agent, said that until recently the men in the Chatteris neighbourhood had done pretty well. He said that there had been good yields for 10 out of 12 years. He considered that for a number of years, even during the depression, the large farmers possessed of intelligence had held their own, and also small men renting land from 3½ to 50 acres at 2*l.* to 3*l.* an acre. It must, however, be explained that the land round Chatteris is productive, and capable of growing a variety of crops, such as potatoes, carrots, roots, seeds, and market-garden produce.

Moreover, there is a railway near, and a number of Chatteris men are salesmen in Spitalfields Market. Hence the Chatteris people have friends whom they can trust to sell their produce for them, and who are able and willing to push their interests. But at the time of my visit, in 1894, Mr. Clarke observed :—

"But at the present time the smaller men are not doing so well, and for the last year or two have paid rent out of capital."

Further, Mr. Clarke said :—

"The high lands are very bad, and I cannot say that the fen lands are thriving now."

37. There is not much land actually abandoned in the county, as far as I have been able to ascertain, but there is a good deal of heavy land and some very light land attached to farms which are occupied by tenants in South Cambridgeshire, particularly on the western side, on the verge of it, and which will, in al. probability, go out of cultivation shortly if present prices continue. Land abandoned.

Mr. Thomas Wright, land agent, of Cambridge, writes :—

"On some farms, cultivation has practically ceased, but the owners make something, though little, of them by selling the grass and herbage for grazing or mowing, and probably they make a trifle of the shooting. The return for them is, however, generally very small."

Mr. Ewbank, bursar of Clare College, writes :—

"On the boulder clay formation, to the west of Cambridge, a considerable area has been kept uncultivated. I could not form an estimate of its extent."

On the Clare College property in the county, only 64 acres have been allowed to seed down naturally to grass.

Again, Captain Beldam, who lives near Cambridge, says :—

"A considerable quantity of land in the neighbourhood has been allowed to seed itself down to grass. The general tendency is for it to run to watergrass."

The bursar of King's College also states that there is land of this description in the neighbourhood.

In paragraphs 36 and 44 some evidence is given, showing the deplorable state of some of the land and the nominal rents paid for it in certain cases.

I only heard of three farms, comprising in all 804 acres, which are actually abandoned; but I saw one of 400 acres near Cambridge, where the mortgagees are in possession, which is practically abandoned, and several others in an almost similar plight.

One of the abandoned farms is in the Isle of Ely, 204 acres, nearly all arable. It has been quite farmed out and terribly neglected. It is good silt land, and productive if well cultivated. The farm lies at a considerable distance from a high road, and is approached by a soft fen drove.

Another of these farms is on the south-west side of the county, and contains about 430 acres of strong clay land. It has been abandoned for some years.

The other farm is 170 acres, and is within 5½ miles of Cambridge.

Fall in prices of corn.

38. In my Report on the neighbouring county of Suffolk, and also in my Report on Lincolnshire, I have proved the fall in prices of all farm produce, and I do not propose in this Report to offer evidence in such detail on this subject to the Commission.

The following figures will demonstrate the difference which the fall in the price of cereals has made to the farmers:—

AVERAGE VALUE of WHEAT and BARLEY per ACRE in certain YEARS on Mr. R. P. PARSONS' FARM at ELSWORTH, ST. IVES.

Year.	Value of Wheat per Acre.	Value of Barley per Acre.
	£ s. d.	£ s. d.
1859–65	9 0 2	8 9 3
1887–93	4 18 6	4 1 6
1894*	3 14 3	4 19 0
Decrease per cent. between first and third period.	58·8	41·5

The value of an acre of wheat on this farm in 1873 was 11*l.* 2*s.* 6*d.*; in 1882, 7*l.* 12*s.* 3*d.*; in 1893, 2*l.* 12*s.*, or a decrease of 76·6 per cent. between the first and last year. In 1891, 1892, and 1893, when Mr. Parsons was farming 1,600 acres, the value of his corn grown was 3,696*l.*, 2,446*l.*, and 1,442*l.*, a difference of 1,250*l.* between 1891 and 1892, and of 1,004*l.* between 1892 and 1893, or practically the whole rent in both cases.

Comparing 1873 with 1893 and 1894, Mr. Parsons puts his loss thus:—

PRODUCE REQUIRED to PAY 100*l.* in GOLD.

Year.	Wheat.	Barley.
	Quarters.	Quarters.
1873	33½	50
1893	77	71½
1894*	105	115

The following figures show the average value per acre, in certain periods between 1879 and 1895, of wheat, and also of all cereals, on Mr. Mawer's farm at Thorney. It will be observed that the average value of wheat per acre in the five years 1889–94, compared with the five years 1874–79, was less by 4*l.* 4*s.* 0½*d.*, and of all cereals 3*l.* 16*s.* 0½*d.* The difference in the value of an acre of wheat from the 1894 harvest, calculated on prices obtained up to April 18, 1894, was less by 5*l.* 2*s.* 7¼*d.* than for the five years 1874–79, and less by 18*s.* 6¾*d.* than for the five years 1889–94. Again, the difference in value of an acre of all cereals from the 1894 harvest, calculated on prices obtained up to April 18, 1894 was less by 5*l.* 0*s.* 7½*d.* than for the five years 1874–79, and less by 1*l.* 4*s.* 7*d.* than for the five years 1889–94.

* Estimated on prices obtained up to April 1st, 1895.

NOTE.—The value of 1,608 coombs of wheat and barley sold after harvest on Mr. Parsons' farm in 1874 =1,953*l.* 0*s.* 6*d.*, and the value of 1,608 coombs threshed after harvest 1894=676*l.* 8*s.* 10*d.*, or a difference of 1,276*l.* 11*s.* 8*d.*

AVERAGE VALUE PER ACRE in certain PERIODS of WHEAT and also of all CEREALS on Mr. MAWER'S FARM, THORNEY.

Period.	Wheat.	Increase or Decrease per Cent. between the Periods.	All Cereals.	Increase or Decrease per Cent. between the Periods.
	£ s. d.		£ s. d.	
1874–79	10 15 6¼	—	10 3 1¼	—
1879–84	7 4 3¾	− 29·8	7 14 11½	− 23·7
1884–89	8 5 5¼	+ 14·6	7 16 6¼	+ 1·0
1889–94	6 1 5¾	− 26·6	6 7 0¾	− 18·8
1894–95*	5 2 11	− 17·0	5 2 5¾	− 19·3

* The figures for 1894–95 are based on prices obtained up to April 18, 1895.

39. In my Reports on the counties of Lincolnshire and Suffolk I have shown the decrease in the prices of sheep, lambs, and wool, and as there are no distinctive breeds in Cambridgeshire, the figures given in the Lincolnshire Report will apply to long-wools in Cambridgeshire, and in the Suffolk Report to the Suffolk Black-faced sheep on the Newmarket side of Cambridgeshire. Fall in prices of sheep.

I have, however, obtained the following figures with reference to the fall in the value of two-year-old Lincoln long-wools, which were numerous in the county 20 years ago, when wool fetched a good price, and when large joints were in demand.

In 1872 one of these two-year-old sheep would sell for 84*s*., and the two clips of wool were worth about 40*s*., so that the farmer got about 124*s*. return for a sheep which cost him, perhaps, 65*s*. to 70*s*. 12 months before. Now, in 1895, the wool would make only about 17*s*. 6d., and the carcase not more than 65*s*., while the sheep would cost 50*s*. at the outset. Thus the decrease in value is :—

Year.	Cost of Sheep.	Selling Value of Sheep.	Two Clips of Wool.	Gross Returns.	Net Return.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1872	3 10 0	4 4 0	2 0 0	6 4 0	2 14 0
1895	2 10 0	3 5 0	0 17 6	4 2 6	1 12 6
Decrease	1 0 0	0 19 0	1 2 6	2 1 6	1 1 6

Mr. R. P. Parsons gives the average value of his sheep per head in 1873 at 66*s*., and in 1894 at 26*s*., a decrease of 60·6 per cent.

40. Mr. E. Mawer, of Wrydelands, Thorney, gives the price per tod of wool sold off his farm for the 20 years Lady Day 1874 to 1894. Fall in prices of wool.

The following is the average price per tod in periods of five years. The highest price obtained during these years was 2*l*. 10*s*. in 1874. Between 1874 and 1880 it was never less than 1*l*. 14*s*. a tod except in one year, but after 1881 it never exceeded 24*s*. a tod.

Year.	Average price per Tod.
	£ s. d.
1874–79	1 17 7¼
1879–84	1 5 8¼
1884–89	1 2 7¼
1889–94	1 1 9

41. With reference to the fall in price of cattle, Mr. Samuel Vergette, the well-known auctioneer, of Peterborough, has kindly gone through his books for a series of years, and gives the following information as to the depreciation in value of store cattle :— Fall in prices of cattle.

"I do not find that there is a material depreciation in the younger cattle, that is up to two years old, but after that the depreciation in beef-cattle price affects them. It seems to me that the area of feeding land is not increased, but that the area of store grazing land is very vastly increased. I think in the last 10 or 15

years cattle which make between 14*l.* and 20*l.* each now (April 1895) are depreciated in value 10*s.* per cwt. But I do not think that the younger cattle have depreciated in value more than 2*s.* 6*d.* a cwt., and this does not even hold good this present season, during which young cattle have been very dear. At the present time the breeders' prospects look much brighter than the feeders'.

"Of course the grass season, the hay season, and the root season always have a great effect in rise and fall, that is, cause, supply, and demand."

VII.—Effect of the Depression upon Landowners.

Effect of the depression upon landowners.

42. It will be seen in this chapter, particularly in paragraphs 43–45 and 52, which show the reduction in rent and the fall in the freehold value of land, that the position of landowners is a very serious one. The ownership of some of the heavy land is simply an expensive burden. In the south-western part of the county much is lying in rough grass, and is on the verge of abandonment.

The farmers at the meeting at Parson Drove thus put the owners' position:—

"Landlords, being unable to get in their rents, gave remissions with a view to helping their tenants, and eventually gave permanent reductions. But of late in some districts tenants could not be obtained. Some farms, after tithe, rates, and repairs are paid, are worth no rental. Landlords have been obliged to economise, and in some cases to go abroad, to live more cheaply, thus in many instances becoming unwilling absentees, to the great injury of the district."

It has already been pointed out that there are but few large owners of property in the county, and on this account the ownership of land has proved the greater burden, because those who own it are not large capitalists, who have other sources than the land upon which they can draw, but are frequently dependent for their livelihood upon the profit derived from land. This class of owner, whose rental has been reduced 50 per cent., and who has the same family charges to meet, the same or greater estate expenses, and in addition land thrown on hand for which capital has to be found to farm, is frequently reduced to deplorable straits. Many farmers stated "owners are worse off than occupiers," and often yeoman farmers said that they would but too gladly exchange their position for that of tenants.

And the owners of land cannot, no matter what the sacrifice, get rid of their properties, for no one will buy, land being simply a drug in the market. Several agents informed me that they had clients, both owners and mortgagees, who would sell at almost any sum if they could get an offer.

In many cases the owners are so pressed, particularly in South Cambridgeshire, that expenditure on repairs is largely curtailed, and, when the time comes to rebuild or re-drain, there will be no prospect of finding the money to do so.

Evidence given of reductions in rent.

43. I will now proceed to state the evidence given at meetings, or by some of the principal witnesses, of the reductions made in rent since the depression.

At the meeting of the Chamber of Agriculture at Cambridge it was stated:—

"It is safe to say that rent in the western side of the county has gone down 70 per cent."

The meeting at Ely said:

"The rent of fen land has fallen 50 per cent. in 15 years.

And Mr. Bidwell, whose experience is second to none, added:—

"It is no over-statement to say that rent has fallen 50 per cent. in this district. In many cases landlords take what they can get."

Writing in March 1895, Mr. Bidwell says:—

"On *fen farms*, that is, flat soil resting on a good buttery clay, the rents have been reduced in the last 10 to 15 years from 20 to 30 per cent. *Poor fen land*, with no clay subsoil, is almost valueless at the present time, and the rents have diminished at least 50 per cent., and in some cases almost to vanishing point."

The meeting at March said:—

"Rents on high strong land have gone down 60 per cent., and on the fen land 33 per cent."

The meeting at Wisbech said:—

"The reduction on heavy land has been between 50 and 60 per cent., and on the fen land 30 to 33 per cent. On strong fen land, that is, where the peat has disappeared, 50 per cent. On the black fen land 25 to 33 per cent., on the tract

of marsh-land between Wisbech and Long Sutton, where fruit, vegetables, and potatoes can be grown, 15 per cent."

At Chatteris, which is a district where the depression has been felt less than in most, Mr. W. H. Clarke, estate agent, said:—

"The large holdings at Chatteris have dropped 30 to 50 per cent. Rents on small holdings have very slightly altered, but they will shortly have to be."

While at a meeting there at which Mr. F. W. Ruston, Mr. Nix, Mr. T. Smith, and Mr. J. Smith were present, the reductions on farms over 300 acres were put at 50 per cent.; on farms of 50 to 300 acres 20 to 40 per cent., and on the small holdings, which are chiefly used for gardening purposes, at 5 to 10 per cent.

At Waterbeach, Mr. Wright, land agent and farmer, said that rents had been reduced 50 per cent.

On the eastern side of the county Mr. Martin Slater stated that rents had been reduced by 50 per cent. (*See also* Appendix B. 1.)

44. The following are instances of reductions in rent supplied by certain land agents in the county:— Instances of reductions in rent.

A farm in South Cambridgeshire of 330 acres, let in 1874 for 600*l.* a year, tenant paying tithe, and let in 1894 for 150*l.* a year, tithe free. This represents a reduction of 75 per cent. without taking into consideration the transference of tithe.

A farm of 100 acres, a mile from Cambridge. Rent in 1879 was 3*l.* an acre, and in 1894 15*s.*, or a reduction of 75 per cent.

A farm about 4 miles from Cambridge of nearly 600 acres, let for 30*s.* an acre in the seventies, tenant paying tithe, and for 8*s.* an acre in 1894, landlord paying tithe. This represents a decrease of 73·7 per cent., without taking into consideration the transference of tithe.

A farm 5 miles from Cambridge of 300 acres, let in 1894 at 4*s.* 6*d.* an acre, tithe free.

A farm at Caldecote, near Cambridge, of 200 acres, let in 1894 for 5*s.* an acre, tithe free. Tithe and land tax came to 4*s.* 6*d.* an acre.

A farm of about 1,100 acres near Cambridge, with excellent buildings, let in the seventies for 1,700*l.*, tenant paying tithe; let in 1894 for 550*l.*, landlord paying tithe. This represents a reduction of 68 per cent., without taking the transference of tithe into consideration.

A farm on the borders of Cambridgeshire of about 490 acres, upon which 13,500*l.* was advanced, recently let on the following terms:—Tenant to pay no rent and no valuation. Landlord to find half the capital, 1,500*l.*, and to share profits with tenant.

A light land sheep farm of 670 acres, with chalk subsoil, let in 1881 for 590*l.*, tenant paying tithe; let in 1895 for 250*l.*, tithe free, or a reduction of 57·6 per cent., without considering the transference of the tithe.

A farm of 485 acres, medium mixed soil, gravel subsoil, and part strong marl. Will carry sheep. A fair proportion of good grass. Rent in 1874, 950*l.*, tenant paying tithe. Permanently reduced in 1880 to 650*l.* Permanent rent in 1895, 400*l.*, tithe free, or a reduction of 57·9 per cent. without considering the transference of tithe.

A farm of 379 acres, strong heavy land, but with some good grass, chiefly clay subsoil. Rent in 1886, 426*l.* Now permanently reduced to 250*l.* (subject to an abatement for bad seasons), or a reduction of 41·3 per cent.

A farm of 260 acres near Cambridge. Rather strong land, but fairly well drained and well situated. Good pasture, good home and homestead, and two cottages. Rent and tithe in 1874, 428*l.* Rent and tithe in 1895, 178*l.*, or a reduction of 56 per cent.

A farm of 778 acres at Fulbourn, all arable. Soils various, red mixed soil, chalky land, and heath. Rent in 1875, 30*s.* an acre, tithe free.

The rent in 1895 is as follows:—

	£	*s.*	*d.*	
684 acres at - - -	0	8	0	
148 acres at - - -	1	3	6	
25 acres at - - -	0	8	0	
857 acres at - - -	0	10	8	(tithe free.)

A farm of 280 acres at Fulbourn, soil red and heath. Rent in 1875, 20*s.* an acre, tithe free. Now on owner's hands. To be let for about 7*s.* 6*d.* an acre.

A farm at Fulbourn of about 400 acres. Good mixed soil. Rent in the seventies, 30*s.* an acre. Let in 1895 at 18*s.* an acre, and tenant demands reduction.

A farm of about 200 acres near Hardwick, cold strong land. Rent in 1872, 29*s.* an acre, landlord paying tithe of about 3*s.* 6*d.* an acre. Rent in 1895, 5*s.* an acre, landlord paying tithe. This is a reduction of 82·7 per cent., without considering the transference of tithe.

A farm at Wicken of about 480 acres, arable and pasture. Some good root land, some heavy land, some good fen land, but some very bad fen. Let in 1878 at 50*s.* an acre, tithe free. Let in 1895 in two parts—(1.) At 27*s.* an acre, tithe free. (2.) At 10*s.* an acre, tithe free.

A farm at Wicken of about 371 acres. The greater part good mixed soil, but rather strong; some heavy land, some fen.

	£
1885 rent and tithe	441
1892 rent, tithe free	370
1895 rent, tithe free	270

A farm at Dry Drayton of about 400 acres, tithe free. The greater part heavy land. The tenant, who left the farm about 1880, was paying 29*s.* per acre. He was offered the farm at 20*s.*, but would not stay. The owner then farmed it for four years, and spent a considerable sum upon it. It was then let at 9*s.* an acre. The tenant left about three years ago. It was then farmed by a man who was bankrupt in about 12 months. He did not pay the valuation or any rent. It is now let at 5*s.* an acre, but one of the best fields, about 20 acres, is let off for allotments.

A farm of 240 acres, belonging to a college, was in 1894 bringing in a net rent of 9*l.*, *without allowing for repairs.* The tenant was about to quit, and there was no prospect of letting it at the same rent.

Reductions and abatements in rent on certain properties.

45. I will now give some instances of reductions in rental on several properties.

On the Duke of Bedford's estate,* 19,751 acres in North Cambridgeshire, partly in the Peterborough and partly in the Whittlesea Union, the property was re-valued in 1881 by the late Mr. James Martin, of Wainfleet, Lincolnshire, and the rents were then reduced by 7·123 per cent.

In 1879 an abatement of 50 per cent. was given, and 25 per cent. in 1880.

In 1885 an abatement of 50 per cent. was given, and from that date abatements in rent each year up to 1894 varied from 10 per cent. to 50 per cent., the latter abatement being given for four years. Between 1885 and 1894 inclusive the abatements averaged 24 per cent.

At Lady Day 1895 a permanent reduction of 35 per cent. was made on the rental of the property.

In 1892 the rent received was less by 37·1 per cent. than in 1877, and in 1894 the net income derived from the estate was 40 per cent. less than it was in 1879.

The Clare College property in the county is 1,391 acres, and consists of 13 farms. Only one of them is over 200 acres. Mr. Ewbank, the bursar, states that these farms

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* The following are the sizes of the farms on this estate:—

Under 50 acres	20
Between 50 and 100 acres	4
„ 100 and 200 „	14
„ 200 and 300 „	17
„ 300 and 400 „	7
„ 400 and 500 „	9
Over 500 acres	9
Total	80

do not afford a fair representation of the condition of agriculture in the county, as most of them are exceptionally well situated or have other special advantages.

The net income derived from these farms in 1894 was less by 49 per cent. than in 1879. The gross income of the college from all its agricultural land has decreased by about 45 per cent.

The King's College property in the county is 1,847 acres, and consists of 12 farms, of which five are under 50 acres, and the largest are between 300 and 400 acres, being three in number.

The net income derived from these farms in 1894 was 50 per cent. less than in 1879.

The Downing College property consists of 6,863 acres. The gross rental in 1875 was 7,132*l.*, and in 1893 3,053*l.*, a reduction of 4,079*l.*, or 57·2 per cent.

The college has 1,400 acres in hand. Dr. Perkins, the bursar, informed me that this land was not paying its way.

In answer to my inquiry whether the land could be let at some price, Dr. Perkins stated that it might, perhaps, be let at 2*s.* 6*d.* an acre, but that they could not be let at 5*s.* an acre, tenants paying rates and taxes.

The John's College property in the county of Cambridgeshire is 2,914 acres. There are 18 farms, of which 12 are under 200 acres.

The gross permanent rental was less in 1894 by 54 per cent. compared with 1879, and the net income was less by 63 per cent.

Mr. Beldam, of Toft Manor, near Cambridge, sends me the reductions on five farms on his property (1,385 acres). One farm is between 100 and 200 acres, one between 200 and 300 acres, three between 300 and 400 acres.

In 1879 these five farms let at a gross rental of 2,284*l.*, plus 80*l.* tithe. In 1894 three of them were let at a gross rental of 750*l.* 13*s.*, landlord paying tithe, and the other two are in hand, comprising about 580 acres, on which money is being lost.

Tenants generally satisfied with reductions in rent.

46. Taking the county as a whole, tenants appeared to be satisfied with the reductions in rent, but contrary views were expressed in certain places, chiefly in the north, though these complaints were by no means general.

It must, however, be borne in mind that the land is much better in the north, and there is still competition for it in several districts, particularly where well situated. But in the south the very heavy and light lands are almost impossible to let, except sometimes at an almost nominal rent.

Thus at the meeting at March it was stated:—

> "Generally speaking, rents have been fairly reduced. Most of the land here is owned by small landlords. There is considerable competition for land near March, because it is handy for dairying."

It was further stated:—

> "As large reductions have been made in leases in many cases as in yearly agreements."

At Burnt Fen, in the Fens, Mr. Long stated:—

> "There is no friction about rent. You can make your own terms. The small men's rents have fallen in proportion to the big ones, though generally they are not so cheap."

He also said:—

> "There is a very good feeling between landlord and tenant."

At the meeting of Chatteris, Mr. J. Smith said:—

> "The landlords in the county have met us fairly. I have four farms, and have never had any difficulty."

Also Mr. Daintree, valuer, stated at Chatteris:—

> "There is very little feeling here about rent."

This would seem to be a satisfactory state of things in a district where it was stated by Mr. T. Smith in this gentleman's presence:—

> "You can't get land here for love or money."

Mr. Frohock, who farms at Lolworth, near Cambridge, said:—

> "Landlords have met the tenants generously. You will only hear grumbling about prices, and not about rent."

In the written replies to a series of questions I addressed to a number of farmers only one proposed a reduction of rent as a remedy for agricultural depression, and this is what he says:—

"The only thing to do us any good is to raise the price of our produce, and that we must not mention. Reduction of rents might help to keep us starving on."

But a contrary opinion was expressed at the meeting at Wisbech, and, as regards North Cambridgeshire, importance must be attached to this statement, as there were some very representative men present, including Mr. Henry West, of Upwell; Mr. Newling, of Emneth; Mr. Dearlove, of Emneth; Mr. Stockdale, of Elm; Mr. Hugh Smith, of Coldham Hall, Elm; and Mr. Sharpe, of Levington. The following statement was made at this meeting:—

"On the whole, rents in North Cambridgeshire have not been reduced to meet the times. More reductions have been made on large than on small estates. The occupier has certainly been more pinched than the owner. The greater burden of the depression has fallen on the tenant farmers, except when the owner's land has been mortgaged."

Several other witnesses I interviewed in the north expressed the same opinion.

Arrears of rent.

47. It is a difficult matter to obtain evidence on the subject of arrears of rent, particularly in this county, where there are so few large estates, but I was able to get some general evidence from several well-known agents on the subject.

No one can speak with greater authority than Mr. Bidwell. He says:—

"There are doubtless heavy arrears of rent on many of the estates throughout the county, and they have been accumulating for some time. The course I have pursued is to advise *liberal reductions* and abatements, so that arrears, which probably will never be recovered, may be written off, rather than a heavy debt be piled up against the tenant. Some 10 years or more ago, before the landlords, speaking generally, fully grasped the terrible position of the agricultural market, arrears were permitted to accumulate, but a general serious reduction of rents has since taken place, and a fresh start has been made with the tenants on the altered terms."

Mr. Wright, land agent, of Cambridge, also says:—

"Arrears are undoubtedly large in number. In some cases the amount is not very great, in some it is very large. They would show as arrears for the last three years generally, but in most cases sums would be paid during these years in discharging former and older arrears, so that the commencement of the getting into arrears would begin before three years."

Another agent in the north of the county writes:—

"There are certainly many arrears."

On a property of about 1,400 acres, there were no arrears (April 1895) in the case of 10 farms out of 13. The accumulated arrears in the remaining three amounted to a sum equal to 14 per cent. of one year's gross rental of the whole 13. On 10 of these farms the arrears are trifling, and practically the whole of the arrears have been incurred during the last three years by one tenant.

Again, on a property of about 2,000 acres, the arrears of rent on April 1, 1895, amounted to 28 per cent. of a year's gross rental. The arrears consisted almost wholly of rents due in October 1894. There is only one case of arrears which have been standing for more than a year, and in this case the amount was small, being about 2 per cent. of the annual rental.

The following cases were also brought under my notice:—

Farm I.—205 acres good land in North Cambridgeshire.

	£	s.	d.
1880 rent - - - - -	685	0	0
1882 rent reduced to - - -	554	14	0
1884 arrears written off - - -	1,000	0	0
1888 rent reduced to - - - -	406	0	0
1890 ,, ,, - - -	381	0	0
1894 ,, ,, (32 acres added)	322	0	0
1894 arrears written off - -	798	0	0

Thus from the total rent of 3,146*l.* in 14 years, 1,798*l.* of arrears were written off, or 57·1 per cent., and the rent was reduced by 53 per cent., and 23 acres added. The landlord has since 1880 paid tithe at 4*s.* an acre and drainage tax at 4*s.* an acre.

Farm II.—462 acres.

	£
1891 rent (reduced from 254*l.* in 1890)	200
1892 rent	200
1893 rent	200
1894 rent	200
	800
Received on account 1891–93	110
	690
Received in settlement, 1894	250
Written off	440

Thus in the four years, from 1891 to 1894, 55 per cent. of the rent due was written off.

Farm III.—270 acres.

	£
1892 rent (reduced from 220*l.* in 1891)	180
1893 rent	180
1894 rent	180
	540
Received on account, 1892–94	100
	440
1894, received in discharge	266
Written off	174

Thus in the three years from 1892–94 30 per cent. of the rent due was written off, besides which the landlord paid tithe, amounting to 129*l.*

48. In North Cambridgeshire there is, generally speaking, comparatively little land unlet, but owners have made great sacrifices to keep tenants, as they shrink from farming the land themselves. On the Duke of Bedford's Thorney estate, which consists of 19,731 acres, all the land is let, except one farm of 213 acres, which the owner prefers to farm himself. **Land on the owners' hands.**

But in South Cambridgeshire a considerable area is being farmed by owners, or mortgagees, which cannot be let on any terms. It was frequently stated by agents, and also at the meetings I attended, that the heavy land now could not be let at any rent at present prices, and that it must shortly be left to go out of cultivation.

An agent has given me a list of farms, comprising 4,538 acres, situated in 11 parishes in South Cambridgeshire, which are being farmed involuntarily by the owners. This gentleman states that a very large number of notices have been given to quit, and which expire at Michaelmas 1895.

Owners and agents state that farms up to 200 acres are the easiest to let, and also that, except in a few districts, tenants are very difficult to obtain at all.

With reference to the Duke of Bedford's estate, where no farms are unlet, Mr. Rice Lyster, the agent, says:—

"It is now a difficult matter to find good men with sufficient capital to take large farms. Those under 200 acres are the easiest to let."

Mr. Ewbank, bursar of Clare College, Cambridge, writes:—

"There is the greatest possible difficulty in letting farms. It is almost impossible to find a tenant for a heavy land farm, unless it consists entirely of pasture, low though the rent may be."

Mr. R. F. Scott, bursar of St. John's College, writes :—

"The difficulty of letting farms is considerable, and is much greater than it was even three years ago, Those under 200 acres are the easiest to let."

Similar evidence of a number of other witnesses could be quoted. It is generally predicted that a much larger area will be thrown on the owner's hands after Michaelmas 1895.

Tithe.

49. The effect of the Tithe Act has not generally been that the whole burden of the payment has been transferred from the tenant to the landlord as is the case in Lincolnshire and Suffolk. In old lettings the tenant frequently pays tithe, though this is not always so on some of the poorer lands, but in new lettings the landlord now usually pays it. The amount of tithe per acre under crop averages about 3*s.* 3*d.* in Cambridgeshire, in the neighbouring county of Norfolk about 5*s.* 2*d.*, and about 5*s.* 3*d.* in Suffolk.

The subject was very seldom mentioned in Cambridgeshire, and therefore it will not be necessary for me to refer to it at any length.

Mr. Joseph Martin, of Littleport, however, raised the following points in connexion with the payment of tithe, both at the meeting of the Chamber of Agriculture at Cambridge and the meeting at Ely.

In the first place he argued that originally it was intended that a tenth part of the produce should be taken by the tithe owner, and that in a bad season, or if misfortunes had overtaken crops or produce the tithe owner bore his share of the loss, whereas the landowner was now made responsible for the tithe under all circumstances and conditions.

Secondly, Mr. Martin pointed out that the mode in which the average is taken is unfair. He considered the areas too wide, for in some markets prices were lower than in others; he also thought that the average should be taken every year. He stated at the Ely meeting that in the Ely district there was an inferior class of barley, and that the price of corn sold in Ely market should be the average of the district.

Further, Mr. Martin urged that the farmer should make the returns, and not the merchant, because, under the present system, both the carriage of the grain and the merchant's profit were added to the price.

Expenditure on the Duke of Bedford's estate.

50. In my Report on the customs of Lincolnshire, Lancashire, and Suffolk, I showed what large sums were frequently expended on the large estates, and what a very unremunerative investment such expenditure is from a commercial point of view. It will be observed that the expenditure on the Duke of Bedford's estate forms no exception to this rule.

Thus on the Duke's Thorney and Wansford estates, on which the average acreage let from 1872 to 1894 was 23,032 acres, the outgoings during those years were as follows:—

	£	s.	d.
Tithe rentcharge	11,210	6	10
Land tax	94	17	2
Local rates	4,025	9	2
Drainage or embankment rates	197,158	2	10
Repairs, fences, insurance	106,135	14	4
Management expenses	51,463	15	2
Miscellaneous outgoings	78,226	9	7
New buildings	60,851	6	0
Drainage, allowances for grass seed, &c.	21,047	1	4
	£530,213	2	5

This expenditure represents an annual sum of 25,248*l.* 4*s.* 11*d.* during the 21 years. Now the total rent received from the property during the 21 years, 750,738*l.* 7*s.* 10*d.* or an average of 35,749*l.* 8*s.* 11*d.* Thus the average annual outgoings represented 70·6 per cent. of the average annual rent received without deducting income tax.

The net income derived from the estate in 1893 represented only 3·4 per cent. on the sums spent *on buildings and repairs* between 1870 and 1893 inclusive.

Outgoings on certain properties.

51. The outgoings on the King's College, Cambridgeshire, property (1847 acres) were 80 per cent. more in 1894 than in 1879.

The outgoings of the Clare College, Cambridgeshire, property (1,391 acres) were 20 per cent. more in 1894 than in 1879, without including repairs. If repairs were included, and these were very heavy in 1894, the outgoings were greater by 220 per cent. The net rent in 1893 represented 13 per cent. on the money spent on buildings and repairs since 1855.

The outgoings on the St. John's College, Cambridgeshire, property, 2,914 acres, were 89 per cent. greater in 1894 than in 1879. The total sums spent in buildings and repairs between 1879 and 1894 represented 15½ per cent. on the total gross rents received in that period.

The following particulars with reference to the Littleport Town Lands Charity show that the outgoings increased by 59 · 3 per cent., and that the net rent received decreased by 46 · 8 per cent. :—

LITTLEPORT TOWN LANDS CHARITY.

Date.	Estimated Extent.	Number of Tenants.	Amount of Rent.	Outgoings.		Total Amount of Outgoings.	Amount of Rent after Outgoings are deducted.
	A. R. P.		£ s. d.		£ s. d.	£ s. d.	£ s. d.
1874 -	204 3 17	38 tenants -	533 9 0	Poor and highway rates -	7 14 3		
				Drainage taxes -	49 15 2		
				Fire insurance - -	0 19 1		
				Quitrent -	0 19 8	59 8 2	474 0 10
1894 -	204 3 17	134 tenants -	356 5 6	Poor and highway rates	33 11 9		
				Drainage taxes - -	34 2 8		
				Fire insurance -	1 12 10		
				Quitrent - - -	0 19 8		
				Land tax - -	1 9 11		
				Tithe rentcharge - -	22 7 11	94 4 9	262 0 9

52. The freehold value of land has greatly depreciated, even in the best districts. In the south much of the heavy and very light land is unsaleable. No one is willing to invest money in land in these times of steadily falling prices. Many of those who not many years ago bought land even at considerably reduced rates, or those who advanced money on it, are bitterly regretting their bargains, and would be willing to wipe off a substantial part of the money they have sunk, if they could but find purchasers to free them of their burdens and responsibilities. Decrease in the freehold value of land.

There are many hard cases where land has been left to the eldest of the family, with portions to pay to younger members, which, when paid, now leave absolutely nothing to him in the shape of income, to whom the testator intended to leave the largest share. Those in this unfortunate position can neither sell the land nor raise money on it.

They are merely trustees and rent collectors for others, and at the same time, as nominal owners, have to discharge the obligations and bear the responsibilities incidental to ownership. They have property to which duties and responsibilities are attached, but not rights.

I will now proceed to quote evidence, and to give definite instances of recent sales, illustrating the alarming decrease which has taken place in the value of land consequent upon the fall in the value of agricultural produce.

It will be readily conceded that there is no one in Cambridgeshire to whose opinion on the value of land greater weight can be attached than to that of Mr. Bidwell, the well-known estate agent of Ely and Cambridge.

At a meeting at Ely this gentleman stated :—

> "The freehold value of fen land has fallen 50 per cent., and of the high land 75 per cent."

Also Mr. Wright, estate agent, of Cambridge, said:—

> "You cannot get buyers now."

Again, Mr. H. M. Jonas, estate agent, of Cambridge, said :—

> "There are no buyers of land now."

The following instances of recent sales have been given me by well-known agents:—

Turning first to North Cambbridgeshire, in the neighbourhood of Littleport—

A plot of arable fen land, 6a. 1r. 24p., within a mile of Littleport, sold in May 1894 for 190*l.*, worth 80*l.* an acre in the seventies.

A plot of arable fen land, 6a. 2r. 37p., within half a mile of Littleport, sold in May 1894 for 196*l.*, worth 100*l.* an acre in the seventies.

A plot of arable fen land, 7a. 0r. 9p., within half a mile of Littleport, sold in May 1894 for 220*l.*, worth 100*l.* an acre in the seventies.

A plot of arable fen land, 4a. 2r. 20p., near Littleport, sold in May 1894 for 100*l.*, cost 410*l.* in 1872, or a decrease of 75 · 6 per cent.

A plot of pasture land, 3a. 0r. 16p., near Littleport, sold in May 1894 for 55*l.*, cost 110*l.* about four years previously, or a reduction of 50 per cent.

A plot of arable land, 6a. 0r. 3p., near Littleport, sold in May 1894 for 185*l.*, worth 45*l.* an acre in the seventies.

A small farm of arable and pasture, 6a. 3r., near Littleport. A brick house, with 10 sitting-rooms, kitchen, dairy, and four bedrooms. Also a brick and tiled stable, barn, chaff house, enclosed yards, &c., sold in May 1894 for 200*l.* In the seventies 600*l.* was bid for it, and it was bought at a higher figure.

Two plots of arable land, 7a. 2r. 20p. and 7a. 0r. 6p., near Littleport. Sold in May 1894 for 260*l.* Bought in 1889 for 410*l.*, or a reduction in five years of 36 · 6 per cent.

A plot of arable land, about 7 acres, near Littleport. Sold in May 1894 for 90*l.* Bought in the seventies for 350*l.*, or a decrease of 74 · 3 per cent.

A small farm between Ely and Littleport of 38a. 3r. 32p. Buildings newly erected. A brick house, with eight rooms and offices, and convenient stables, barns, and yards. Put up to auction in May 1894. 600*l.* was bid in the sale room. Sold privately afterwards for 750*l.* Cost about 1,550*l.* in the seventies, and owner also spent 700*l.* on buildings.

A plot of arable land at Ely, 10a. 1r. 27p. Sold in May 1894 for 220*l.* Worth 60*l.* an acre in the seventies.

A small fen farm in Burnt Fen, with brick house, containing seven rooms and dairy and scullery. Also stable, barn, chaff house, and two enclosed yards. Sold in May 1894 for 450*l.* Cost 900*l.* in the seventies, or a decrease of 50 per cent.

In South Cambridgeshire the following examples were given me:—

A farm of 23 acres, sold in 1870 for 1,500*l.* Sold in July 1894 for 435*l.*, or a decrease of 71 per cent.

A farm of 250 acres, mortgaged for 8,000*l.* The mortgagees now offer to sell for 4,000*l.* No interest has been paid for two years, and only half a year's interest the year before that.

A holding of 5a. 0r. 15p., near Cottenham. No buildings. Mortgaged in 1862 for 270*l.*, and sold in 1894 for 75*l.*, or a loss to the mortgagees of 72 · 2 per cent.

A holding of 5 acres, near Cottenham, mortgaged for 220*l.* Sold in June 1894 for 145*l.*

A farm at Long Stanton, of 132½ acres. Bought in 1874 for 7,100*l.* Purchaser built a new farmhouse for 600*l.* Mortgaged to first mortgagee for 5,000*l.* and to second mortgagee for 1,000*l.* Put up to auction in July 1894, with a reserve price of 2,500*l.*, and 2,000*l.* was bid for it.

Also 23 acres of old pasture, sold in 1874 for 1,500*l.* Sold in July 1894 for 435*l.*, or a decrease of 71 per cent.

A small residential estate of 1,170 acres, on the borders of Cambridgeshire. Purchased in 1872 for 50,000*l.* Purchaser was then offered about 5,000*l.* for his bargain. The estate was mortgaged for 30,000*l.* Offered by auction in 1894, and no bid was made at all approaching the mortgage. Mortgagees have been compelled to foreclose. The land is very useful sheep land. The residence, farm homesteads, buildings, and cottages are sufficient for the estate, and are in fair order.

A freehold estate of between 1,600 and 1,700 acres, purchased about 1870 for 46,500*l.* About 10,000*l.* was subsequently spent by the purchaser on new buildings, drainage water, supply roads, &c. The land is chiefly strong, but part mixed. Buildings, farm homesteads, and cottages are generally in first-class order. Now offered at half the original cost price.

A farm near Cambridge, of about 130 acres, bought in 1874 for 7,100*l.* New homestead cost purchaser 600*l.*, or a total expenditure of 7,700*l.* Mortgaged to first mortgagee for 5,000*l.* and to second mortgagee for 1,000*l.* Put up to auction in 1894 but not sold, only 2,000*l.* being bid. Mortgagee, who is farming it, would now take 2,000*l.*

A farm, near the above, of 180 acres with public-house in the village and 3 acres pasture. Sold in 1874 for 10,000*l.*, mortgaged for 8,000*l.* No interest has been paid for two years. Mortgagee offered a short time ago to accept 3,500*l.* in settlement.

A farm between Cambridge and Caxton, of 848 acres. Heavy land, mostly arable, part copyhold, offered by auction about 1870 but not sold. An offer of rather under 30*l.* an acre was made. Offered again in 1886 but no bid. Sold in 1887 (all freehold) for about 8*l.* 17*s.* an acre. The owner then spent 1,500*l.* in building a new house and homestead, repairing old houses and buildings, and making a new road. Sold in 1894 for 8*l.* an acre.

A farm near Hardwick, of 374 acres, with good house and buildings, purchased in 1884 for 4,350*l.* and mortgaged for the same sum. In 1887 mortgagee took possession. That year 72 acres sold for 700*l.* and 272 acres for 2,720*l.*, or a total of 3,420*l.* But of this sum only 720*l.* was paid in cash, 2,000*l.* remaining as unpaid purchase-money for five years. This was a loss to the mortgagee of 930*l.* In September 1894, the owner not being able to pay off the mortgage, or transfer it, sold the property for 2,100*l.* This would about settle the principal, interest due, and costs, leaving the owner the loser of about 700*l.*

A farm at Waterbeach, of 183 acres. Good fen land with some good pasture. Tithe free. Drainage tax 2*s.* per acre. Sold in 1885 for 7,320*l.* Then sold in 1892, through the same auctioneers, for 4,300*l.* The auctioneer informs me in March 1895 that it would now not make more than 3,000*l.* to 3,200*l.*

A farm at Waterbeach, of about 800 acres. Useful fen land, with fair residence and good buildings. No tithe. Bought in the sixties for over 60*l.* an acre. In 1890 it was valued for the mortgagee at 25*l.* an acre. Now let (1895) at 100*l.* a year, landlord paying drainage tax of 2*s.* an acre. A remission was made in the rent in 1894. A well-known firm of agents inform me in 1895 that the selling value is not more than 15*l.* an acre, or less by 75 per cent. than in the sixties.

VIII.—Effects of the Depression upon the Farmers.

53. The effects of the depression upon the farmers has generally been very disastrous. The yeomen farmers with mortgages were the first to succumb, and, of those who remain, no doubt many are in great straits. In several districts evidence was privately given me of this, and in one of them a gentleman, who was in the position to know the facts, stated that all the yeomen farmers there, and also the small freeholders, were heavily mortgaged. In the south, no doubt, a number of tenants have been ruined, and many are just holding on to their farms, living and farming from hand to mouth, in the hope that a rise in prices may come. Men in such positions dare not leave, for, at present prices, the sale of their live and dead stock would have to be made at a ruinous sacrifice. Further, to quit a farm means a settlement with all creditors, which, it is said, in many cases could not be accomplished. I heard it asserted on several occasions that "half the county is being farmed by bankers," and, though I can offer no direct evidence of this, I can state with some confidence that there is a good deal of truth in the statement. Effects of the depression upon farmers.

It is obvious that when farmers have lost their capital that they have to farm under great disadvantages. They cannot buy the same quantity or quality of sheep and stock, and they often have to sell produce when the markets are low to meet pressing engagements. Neither can they frequently take advantage of good bargains when they occur. Further, they have to economise in labour, feeding stuffs, and manures, and thus their yields decrease, and also their stock suffers. Also, they are obliged to ask for long credits with merchants and tradesmen, and have, in consequence, to pay credit instead of cash prices.

Changes in tenancy, particularly in South Cambridgeshire, have been very numerous, Well-known farmers have either given up farming in despair or have been compelled to do so by the sheer necessities of the case. Men who have long been noted for celebrated flocks of sheep have, in some cases, been obliged to sell them. In short, except in a few favoured districts, the farmers have lost their capital, which cripples

them at every turn. To meet an abnormal season, or an unexpected loss, they have to seek still more credit with the merchant, the banker, and the tradesman, and frequently to economise in labour, stock-feeding stuffs, and manure, or to sell off, produce making no adequate return. Many farmers are in the present leading a life overshadowed by the deepest anxiety, and no silver lining to the cloud can be seen on the horizon. It is quite obvious that a great deal of land in South Cambridgeshire cannot be farmed at present prices and under present conditions.

General evidence of farmers' position.

54. The following statement was drawn up by the meeting at Parson Drove, in North Cambridgeshire, which was attended by 15 well-known farmers, Mr. C. F. Barrett being in the chair:—

> "Tenants suffered first from wet seasons, and then from the gradual fall in prices. Their capital has wasted and gradually dwindled down to nil; bankruptcy in many cases has been the result. The fittest only survive; the more industrious who still struggle on do so in many cases owing to the leniency of their landlords, bankers, and creditors."

Again, the following opinions may be quoted as fair samples of those expressed in various parts of the county:—

Mr. Mason Cooke, of Ely:—

> "I know that the majority of farmers are losing money, and this must soon come to an end."

At the meeting at March it was stated:—

> "Farmers have been losing capital on the heavy land, and in time it must be given up."

At the same meeting an Income Tax Commissioner stated that there are now many more applications to be let off income tax. Speaking of the Burwell district, which is a better one than some, Mr. Stevenson, who farms 1,800 acres, says:—

> "The ordinary farmers may be just rubbing along, and then if there is an abnormal season it has to be met out of capital."

Mr. Stevenson also stated, as did Mr. Joseph Martin, of Littleport, that farmers are not putting their sons into farming.

Speaking of Waterbeach, Mr. Dymock, who farms 600 acres there, says:—

> "A good many farmers are just feeding and clothing themselves on the reduced rents. No farmers are saving anything. We are just hanging on in hope that something may turn up."

Mr. Bidwell, land agent at Ely, said at the meeting there:—

> "Farmers are now farming from hand to mouth."

At Thorney it was said:—

> "The great majority of farmers have a greatly reduced capital since 1880. The present state of things cannot continue."

Evidence was also given by merchants and tradesmen of the difficulty in getting in accounts, and that long credit has now to be given to those who formerly were most punctual in their payments.

Farmers' accounts.

55. In Appendix A 1 (A), (B), and (C) will be found the farm accounts of three farms in North Cambridgeshire, each extending over a period of about 20 years. In putting forward these farm accounts two facts must be borne in mind: Firstly, these farms are situated in North Cambridgeshire, in a district where the soil is much better than in South Cambridgeshire, and in a locality where the standard of farming has been maintained during the depression; secondly, these farms have for a long period been, and are, in the hands of first-rate farmers, and men with adequate capital. Consequently these accounts must be regarded as representing perhaps the most prosperous view of Cambridgeshire agriculture. They certainly cannot be regarded as illustrating the results of farming by any class of farmers in the southern part of the county, or by the more struggling class of farmers in the north, whose capital is inadequate, or whose land is poor.

Farm A (i). has been in the hands of a first-rate farmer for over 20 years, who has had ample capital to farm the land. The size of the farm is 565 acres; of this 408 is arable, 153 pasture, and 4 acres are occupied by buildings. The soil is very strong clay, chiefly fen. No fixed course of farming is adopted, but is somewhat as follows:

Fallows, oats, wheat, seeds two years, wheat, oats, wheat, fallows; or fallows, wheat, oats, wheat, peas, wheat, oats, wheat, fallows. Sometimes barley is grown for the last crop, and sometimes white mustard after seeds. The average capital employed is 5,500*l.*

The rent of the farm is about 2*l.* an acre, tithe and drainage taxes free. For the four years 1874–75 to 1877–78, when there was no abatement of rent, there was a total profit of 3,369*l.* 15*s.* 6½*d.*, or 824*l.* 8*s.* 10½*d.* a year, representing nearly 15 per cent. on average capital employed. In the next year, 1878–79, there was a profit of 263*l.* 16*s.* 7½*d.*, and in that year an abatement of over 55 per cent. was given in rent. From the year 1878–79 to 1894–95 the total amount paid in rent was 18,733*l.* 15*s.* 3*d.*, and the total amount of abatements was 4,972*l.* 10*s.* 6*d.*, or 26 per cent.

The cost of labour has varied very little during the period of 20 years. In the first five years commencing Lady Day 1874–75 it averaged 937*l.* 19*s.* 4¼*d.* or 1*l.* 13*s.* 6*d.* per acre, and in the five years ending Lady Day 1894–95 it averaged 905*l.* 4*s.* 0½*d.*, or 1*l.* 12*s.* 3*d.* per acre.

Rates in the first period of five years averaged 115*l.* 7*s.* 8½*d.*, and in the second period 92*l.* 19*s.* 6¼*d.*

It is of interest to observe the difference in the receipts between the year 1874–75 and 1894–95, namely, the sum of 6,725*l.* 10*s.* 9*d.*, which includes the valuation, and a difference of 4,246*l.* excluding the valuation. In the former year the sum of 4,222*l.* 9*s.* 7*d.* was received for corn, and in the latter 1,585*l.* 14*s.* 1*d.*, or a difference of 2,636*l.* 15*s.* 6*d.* But the difference between 1874–75 and 1893–94 was 3,077*l.* 9*s.* 10*d.*

The net results of farming this land may be stated as follows:—During the first 11 years, commencing Lady Day 1874, the total profits were 6,819*l.* 16*s.* 1½*d.*, or 619*l.* 19*s.* 7¾*d.* per annum, representing 11·3 per cent. on average capital employed. During the 10 years ending Lady Day 1895 the total profits were 798*l.* 15*s.* 10½*d.*, or 79*l.* 17*s.* 7*d.* per annum, representing about 1½ per cent. on average capital employed. In the five years ending Lady Day 1895 there was a loss in each of the first four years amounting in all to 1,812*l.* 4*s.* 9*d.*, and there was a profit of 135*l.* 5*s.* 9½*d.* in 1894–5. Thus in the five years there has been an average annual loss of 335*l.* 7*s.* 9½*d.*

This state of things is eminently unsatisfactory for a man who is a good farmer, who farms highly and spares no trouble or expense, and he may well look with apprehension on the future.

With reference to the profit of 135*l.* 5*s.* 9*d.* made in the year 1894–95, the tenant writes:—

> "The profit is chiefly owing to having by necessity curtailed the expenses more than is compatible with my ideas of good farming; certainly the prospects for the future are no better, but rather worse than they were a year ago."

It will be observed that though the labour bill is about 80*l.* larger than in the previous year, the cake bill has decreased by 217*l.* 17*s.* and that miscellaneous payments decreased by 77*l.* 4*s.* 1½*d.*

It should be added that in these accounts all farm produce consumed in the house has been credited to the farm at market prices, that no interest on capital or remuneration for management has been charged.

Farm B. in Appendix A 1 is 401 acres, of which 240 acres are arable and the rest grass. The soil is chiefly strong fen. The accounts are given from the year commencing Lady Day 1874–75 and ending Lady Day 1891, when the tenant left the farm. The accounts therefore are not so interesting as the previous one, as the effect of the low prices from 1891 to 1895 are not shown.

This farm was in the hands of two first-rate farmers from 1864 to 1891, and since then has also been excellently farmed. Adequate capital has always been employed during the whole of the period. The farm up to 1891 was chiefly farmed on the five-course.

The rent was about 45*s.* an acre, but there were considerable remissions between 1879 and 1891. In 1879–80 there was a remission of 50 per cent., in 1882–83 of 37 per cent., in 1884–85 of 50 per cent., in 1885–86 of 12½ per cent., in 1886–87 of 50 per cent., in 1887–88, of 9 per cent., in 1888–89 of 13½ per cent., and in 1889–90 of 25 per cent.

The cost of labour on this farm varied very little. In the five years commencing 1874–75 it averaged 481*l.* 17*s.* 1¼*d.*, and in the five years commencing 1886–87 469*l.* 7*s.* 5½*d.*

The total profit made in the 17 years was 6,955*l.* 8*s.* 10½*d.*, or an annual profit of 409*l.* 2*s.* 10*d.*, representing about 9·1 per cent. on the average capital employed.

Housekeeping, which varied between 100*l.* and 200*l.* a year, is shown in the expenditure. No interest on capital, and nothing for management, is charged.

Farm C. in Appendix A (i), which is also situated in North Cambridgeshire, varied so much in size between 1874 and 1894 that it is difficult to present the accounts.

In 1874 the farm was 372 acres. From 1875 to 1883 it averaged 445 acres. From 1884–87 it was 754 acres. From 1887 to 1894 it averaged 952 acres.

The results of farming this acreage for 20 years was a profit of 2,916*l.* 4*s.* 6*d.*, or an annual profit of 145*l.* 16*s.* 2½*d.*

Nothing is taken off the farm which is not in the accounts. Nothing is charged for interest or capital, or for management.

I regret that I am unable to lay before the Commission any farm accounts over a series of years for the southern part of the county. Looking at the large reductions in rent, the enormous depreciation in the freehold value of property, the frequent changes in tenancy, the difficulty in obtaining tenants, and the deplorable condition of many farms, accounts from South Cambridgeshire would doubtless have shown in many cases pitiable losses.

From South Cambridgeshire I have only one account, and that is for one year only, from Michaelmas 1891 to Michaelmas 1892. The farm was then occupied by Mr. George Fiske, of Bramford, Ipswich, who is one of the best farmers in East Suffolk, and a prominent member of the Dairy Farmers' Association.

The farm is about 400 acres, of which 50 are grass, mostly poor. The land is not adapted for either cows or fowls. It is almost needless to state that the land was farmed well. No necessary expenditure was spared, but there was no extravagance of any description. There were no housekeeping expenses, no luxuries, not even a riding horse kept. No interest is charged on capital and nothing for management.

A loss is shown for the year of 465*l.* 12*s.* 4*d.*, or 1*l.* 3*s.* 3*d.* for every acre farmed, and 115*l.* 0*s.* 8*d.* more than the rent, tithe, and rates.

Effect of the depression on different sized farms.

56. The evidence as to what sized farms have suffered most from the depression is sometimes conflicting, but the weight of evidence certainly shows that large or medium sized ones on fairly good soil, where the tenants have had sufficient capital, have felt it least. There are, however, districts in Cambridgeshire, in the Fen, which are well suited for small farms, the land being good, easy to work, and capable of growing market-garden produce and fruit. Particularly where such districts are accessible to markets, there are men to be found who are credited with being in a satisfactory position. But these cases are not common, and, generally speaking, the small farmers have been often squeezed out of existence, or are leading, together with their families, a life of unremitting toil, accompanied by great anxiety of mind, to obtain a bare livelihood. The small tenant farmer has not the capital to withstand a series of bad years, involving continuous losses. Too often he has started on his farm with an insufficient sum, frequently borrowing part to stock it, while the small freeholder is often mortgaged up to the hilt, either because he bought land before he was really justified in so doing, and could only pay a small proportion of the purchase-money, or because he inherited it with mortgages or family charges upon it, or because stress of circumstances has compelled him to raise money on it.

The small farmer is handicapped in many ways. His want of capital prevents his buying such good stock, or of acquiring the best implements or machinery as the large farmer. He can seldom afford to wait for better prices, but has to sell to pay his way. Again, if he sends produce by rail, he pays high rates, because he sends small quantities, and, when he buys, the quotations are higher for small orders.

The evidence generally shows that where small men are making any headway it is near a town or a large village, where they can supplement their livelihood from the land by other means, such as carting, working sometimes for wages, or perhaps by having a small shop or by following a trade.

I will now quote the opinions of certain witnesses in different parts of the county as to the effect of the depression on various sized farms, and I will then quote the evidence of some of the small farmers.

Mr. Charles Ivatt, of Rampton, says:—

> "The big farmers have done better than the small ones, as they had capital, and could go in for stock and horses. The small men have had to live from hand to mouth. In the autumn of 1893 they had to sell heifers in calf for 2*l.* 10*s.* or 3*l.*, as they were starved all the summer for want of food. In the majority of cases of ordinary small farmers they have other occupations, such as butchering. A small man on 30 acres, employing no labour except his family, works far harder than a labourer."

Again, Mr. Frohock, of Lolworth, and Mr. Holben, of Barton, state :—

"The small men have suffered most, as they have no capital. They cannot take advantage of markets, or chances to buy stock when there is a good opportunity. They cannot adapt themselves to the emergencies of the times. Further, a man can work cheaper on the wholesale than the retail system. The small farms are certainly not so well farmed as the big ones. They carry fewer sheep and bullocks. They also lose in rotation, for there is not the necessity to grow green crops, as they keep no stock. Hence they grow too many corn crops. In short, they labour under every disadvantage."

Mr. Long, who farms 3,200 acres in the Fens, says :—

"The small men, who work two days for one, may be just holding their own. Between Burnt Ash and Norfolk they have been squeezed out. If they can do anywhere they should do here, as the land is easy to work and costs little. If they lose a horse or cow they come round with a brief."

Mr. Butcher, Ely, says :—

"Small men on about 30 acres are not so well off as a man on wages."

Mr. Dymock, who farms 600 acres at Waterbeach, says :—

"The larger farmers have held their own better than the smaller ones. The smaller farmers have to provide more plant per acre. Relatively speaking, the larger farmers' expenses are less. Now I can work my 600 acre farm with 15 or 16 horses, and if that was divided up into small holdings, half as many would be kept again. Further, the smaller farmers have to keep more men, as they have less machinery. They are keeping less stock and sheep, and that is one reason their land is losing its fertility."

Mr. Edward Mawer, of Thorney, says :—

"Where a man and his family do all the work on the farm they appear to suffer less, but if they took the true value of their labour into account I believe their proportion of loss would be equally great."

Mr. Stevenson, who farms 1,800 acres at Burwell, says :—

"A small man working a holding near a town is probably holding his own, though many of the small men have trades as well. They sell carrots and straw to Newmarket, and work as hard as any two labourers. I know some are going back in this district, but on the whole they are no worse off than the larger farmers. They depend less on the growth of cereals, but they are keeping fewer sheep than they did."

Mr. Wright, land agent and farmer, of Cambridge, also says :—

"Some of the little men are just holding their own. Many are in arrears of rent. They live and work hard, and do all they can. At Willingham there are a lot of small tenants and freeholders. Some bought their land before the eighties at 100*l.* an acre, and borrowed, in some cases, the whole amount. Small men cannot buy land now, as they cannot borrow money. The small men at Willingham are very industrious. There is a good deal of fruit, asparagus, and potatoes grown there. They are having a great struggle, and perhaps are just keeping their heads above water. Those at Cottenham are perhaps feeling the depression worse, as the land is not quite so good."

The meeting at March said :—

"The men on farms 20 to 80 acres have probably stood the depression better than the big ones, as they have no labour bill. *But most of them supplement their incomes from the land by other means*, such as carting."

Mr. Wyatt, a hardworking farmer at Waterbeach Fen, says :—

"An industrious man who works hard can still get along on 30 or 40 acres."

It might, of course, be fairly argued that because there is more competition for small farms than large or even medium-sized ones, the former are the most prosperous. But the competition exists for several reasons. In the first place, capital is so scarce now that it is difficult to find men with sufficient for large farms, and those who have it are not now prepared to risk it all at present prices. Again, men who have lost money on larger farms have frequently moved to small ones. Further, small farms on good soil, conveniently situated, especially with some good pasture, are, of course somewhat scarce.

Evidence of small farmers as to their position.

57. I visited a number of small farmers in the fens at Waterbeach and in the neighbourhood of Ely, and their story was very similar to that which I heard from the small tenant farmers and freeholders in South Lincolnshire.

In many cases their houses and sheds are in bad condition. They all said that they worked far harder than labourers, and were living quite as hard or harder, that they were not in such a good pecuniary position, and that they had far more anxiety of mind. Nearly every one of them I interviewed advocated Protection in some form.

Mr. William Bye, Corfe Drove, near Ely, 60 acres, says :—

"I work this farm with the help of my two grown-up sons. They are married, and I pay them wages. I never had any money, so I cannot lose any, but I am working from morning to night for my food and my clothes. In the summer I work from 4 a.m. to 8 or 9 p.m. I should have less to worry about and more in my pocket if I worked for wages. As to remedies, give us Protection."

Mr. Isaac Taylor, Corfe Drove, Ely, 120 acres :—

"I pay two men, one as a horse-keeper and the other as an ordinary labourer, 13*s*. and 12*s*. a week and a house. I pay 1*l*. an acre for the land in the fen, and 3*l*. an acre for a bit of accommodation meadow, near the village. At one time my father paid 84*l*. for 54 acres. I had a large family of sons working for their food and their clothes, and I could not have done without them. I cannot afford to employ labour, and I have to get the children from school to work. I work much harder than an ordinary labourer, and I have been losing money for several years. There are no restrictions on the farm; no farmers will take farms with restrictions. There is less labour and less manure employed in the district, and straw has been sold off in considerable quantities. The condition of the land has much gone back. There is a good deal less claying done throughout the district. I want to clay my land, and I cannot afford it. Lots of farmers on 6 to 20 acres do a day's work for larger farmers, and work like slaves on their own land before and after. The labourer on wages is better off than a farmer in the fen on 60 acres, as he has no worry at night. He has not to think how to make up this payment or that. Hucksters go round and buy chickens and eggs from the small men. As to remedies, we shall never get on in this country until we get Protection. Other countries are not so silly as we are. Relieve the land of rates and taxes. They should have taken the burdens off the land when they repealed the corn laws. I work all day and trouble all night to know how to make both ends meet."

Mr. Arminger, Corfe Drove, 40 acres, says :—

"I should be better off on wages than I am as a farmer. I have no money to clay my land with."

Mr. Arminger's labourer says :—

"I have 6 acres of land, on which I work early and late when not engaged for Mr. Arminger. I was a horse-keeper in London. I wish I was back there."

Mr. Butcher, Hol Fen, Second Drove, 20 acres :—

"I hardly know what to do to pay my way. I work harder than a labourer. We must have Protection."

Mr. W. Nicholas, Hol Fen, Second Drove, 40 acres :—

"I work from 5 a.m. to 8 p.m. or 9 p.m. The small owners cannot afford to reduce their rents much. We could live if wheat was 16*s*. a coomb. Three parts of this land wants claying. We must have Protection."

In Waterbeach Fen I called on six farmers, none of whose farms were over 120 acres. None of these men said that they were losing money, but they either said that they were not saving any, or were just holding their own. In this district the small farmers appeared to raise a good deal of poultry. At the time of my visit, in July 1894, most of these men were suffering a good deal from the effects of the late frosts which had occurred in June.

At Chatteris, Mr. W. H. Clarke drove me to see the small farms in the fens, and there, for the reasons already given, they may, perhaps, be said to have done fairly well, though in the last few years they have been feeling the effects of the depression to a considerable extent.

One of these men rents 10 acres of good fen land near the town for 27*l*., the drainage, rates, and taxes coming to about 15*s*. an acre; and also 5 acres at 16*l*., and 15*s*. an acre

drainage, rates, and taxes. His house is in the town. He has acquired it through a building society, and owes about a 100*l.* on it. Besides farming this land, he also deals in carrots. He chiefly grows carrots, and at the time of my visit had 10 acres of early ones which he was raising for the Manchester and Liverpool markets. He said that he should get 5*l.* an acre, and 10 or 12 tons to the acre. They cost 10*s.* a ton digging and washing. Railway rates, he stated, were considerable, and also his expenditure on artificial manure. He stated that the depression had not hurt his trade. He works the land himself with the aid of two sons, but has extra hands to help in washing carrots. There is plenty of competition for small plots of this good land conveniently situated. The witness said that he did not dare ask for a reduction of rent, as plenty of other people would be ready to take his land.

Mr. Bullock Hall's experiment with small holdings at Six Mile Bottom.

58. But if an illustration is required to prove the inexpediency of creating small holdings, from philanthropic or any other motives, except strictly business ones, and in localities where no real demand is made for them by the class who would be likely to rent them, and on soil not suitable for growing market-garden produce, which is the sheet-anchor of the small holder on arable land, then the experience of Mr. Bullock Hall, of Six Mile Bottom, may be of interest.

This gentleman's property is at Six Mile Bottom, near Newmarket; the soil is light, and some of it has suffered terribly from the depression. As an example, Mr. Hall showed me a 700 acre farm, which he was prepared to let at 7*s.* an acre, tithe free.

For many years Mr. Hall has identified himself with the cause of the labourer. No man in the eastern counties, I believe, has shown such practical sympathy, for he has spent thousands of pounds on building them cottages, laying out small holdings, and creating allotments.

In 1874, during the great lock-out of farm labourers throughout the eastern counties, Mr. Hall warmly espoused the cause of the men, and his action in having Mr. Joseph Arch to stay with him when the excitement was at its height was one which was calculated to render him unpopular with the great body of employers.

From that date I believe that Mr. Hall has spent something like 40,000*l.* building cottages, making allotments and small holdings, solely with the object of benefiting the labourers. He conceived the idea, during the course of the great strike, that the social distinction between the farmer and his labourers was a great reason for the estrangement which had grown up between them, and that, by the creation of a class of farmers, who live much on the same social footing as the labourers, one of the chief causes for the existence of these unhappy differences would be removed.

No experiment could have been undertaken with higher motives, or supported by more generous expenditure. It has largely failed as a practical experiment, as I shall presently show. The generosity of this philanthropic man was requited at a general election, standing as an Independent candidate for Parliament, when he was given a handful of votes, and hooted in some of the hamlets he had created.

Now these small holders were started with every advantage. They had model buildings, their land well drained and fenced. Holdings of all sizes were created so that men in all positions could take advantage of them. Close to the villages there was land set apart for the blacksmith, the miller, or the small tradesman, of from 5 to 20 acres, and others went up to nearly 100 acres. Men could thus proceed step by step, beginning perhaps with an allotment, and then acquiring a larger holding later. And the magnificent offer was made to the labourers by Mr. Hall that he would find them half the necessary capital if they could find the remainder.

But with reference to the success of the small holders, as distinguished from those renting small plots of accommodation land, out of 20 who were embarked under these most favourable and exceptional conditions, Mr. Hall thus summed up their positions in 1894:—

> "Half have been moderately successful, a quarter are struggling, and a quarter are absolute failures."

And the most successful were not the men in whose welfare this experiment was chiefly made, namely, the labourers, but the village tradesmen on the accommodation land close to the village who had other vocations, and who, probably, did not know, or did not care, whether they were making or losing money by the land, but found it convenient for the purpose of growing vegetables for home consumption, for keeping a cow, and having somewhere to turn out a horse. But even these men have become tired of renting the best land, for when I visited Mr. Hall, in July 1894, two publicans, a blacksmith, and a miller, had just thrown up their holdings. One of them had rented the land for 20 years, and the others for from 8 to 10 years.

Mr. Hall's experience quite corroborates that which I gained among the small holdings in Lincolnshire, namely, that if small holdings are to be a self-supporting business they must be on the very best soil, with some good pasture, and on land suitable for growing roots, market garden produce, and fruit. Mr. Hall largely attributed the failure of small holdings in his locality to the want of rainfall, which prevented the possibility of good grass. But I think that the soil in the Newmarket district is unsuitable for small holdings, and that it is on land in the Fens, especially where it is conveniently situated for markets, that there is more chance for their success.

Mr. Hall says:—

> "The success of small holdings largely depends on the rainfall. The absence of it in the eastern counties is a great drawback to the establishment of small holdings, as good grass cannot be produced. *Also in the existence of large adjacent holdings, or other industry, to help men with wages, while the wife looks after the land.*"

The impracticability of putting the unemployed upon the land at present prices.

59. Of late suggestions have not infrequently been made in towns that the unemployed, who throng there, should by some means or other be put to earn a livelihood on the land. I pass by the suggestion that town-bred people who are lacking employment in towns, either through their misfortune or their fault, can be put to earn a livelihood on the soil without, at any rate, being given some practical training for a considerable period, as not worthy of serious consideration. Agriculture, whether pursued as a calling by a labourer or a small farmer, requires long training and experience. It is not, as some people appear to think, an unskilled occupation; on the contrary, many phases of it require skill, which can only be acquired by practice from boyhood, and some branches of it are said to require an hereditary instinct. In fact, numbers of employers attribute the deterioration of labour to the Education Act, which prevents the boys beginning their training on the land as early as formerly. A town-bred man put to earn his livelihood on a small holding would, without practical training, I venture to think, have but little, if any, more chance of doing so than an agricultural labourer put to manage complicated machinery in a manufactory. Neither would those who have migrated to towns from the country for any length of time often find that a living could be made either as labourers or small holders, even if it were possible to find unemployed men the capital to become the latter.

But, assuming that those who have left the country districts, either because they preferred a town life, or because they were driven there by lack of employment, did return to the land, and instances of their ever doing so are very rare, then I believe that they would find the greatest difficulty in making a livelihood.

In the capacity of labourers they have become unsuitable, partly through want of practice, partly because the town habits they have acquired make the work uncongenial to them, partly because their health is not so robust, and partly because farmers have a great objection to employing this class of men.* In the capacity of small tenants the same difficulties would present themselves, and, in addition, their wives, sons, and daughters, accustomed to a town life, would be probably incapable, and perhaps physically unfit, of leading the life of incessant toil and of undertaking the more skilled work, such as butter making, which, to ensure success, would be demanded of them.

It seems a strange thing, however, for those who dwell in towns to advocate migration of the unemployed to the districts where employment has been largely paralysed by the action of the dwellers in towns themselves. Far be it from me to suggest that the great mass of urban inhabitants are not justified in going to the cheapest market for their food, but they can hardly expect, with any seriousness, that the unemployed are likely to return to the land to raise produce which they in the towns refuse to buy.

Rates.

60. There are nine poor law unions in the county, and the rateable value of six of them was less in the year 1892–93 than in 1882–83, namely, the unions of Caxton and Arrington, Chesterton, Linton, Ely, Whittlesbury, and Wisbech. The rateable value

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* In the last two years in Lancashire, Cumberland, and Westmoreland a number of men who formerly worked on the land and left for towns, mines, or big works, such as the Manchester Ship Canal and the Thirlmere Water Scheme, have tried to get engagements at the agricultural hirings, owing to slackness of trade in the towns and mines, and to the completion of the works alluded to. But the farmers will not have them at any price, and, if they cannot get regular agricultural hands, prefer to hire boys to men of this class.

of these unions in the first period was 718,500*l.* and in the latter to 676,479*l.*, a decrease of 42,121*l.*, or 5·9 per cent.

In four of these unions the expenditure had increased in the latter period, as compared with the former, namely, in the unions of Caxton and Arrington, Chesterton, Ely, and Whittlesea. In the first-named union the expenditure was only 211*l.* more, the Treasury subventions had increased by 874*l.*, and the rateable value had decreased by 3,629*l.* In the second (Chesterton) the expenditure had increased by 1,879*l.*, the Treasury subventions increased by 1,068*l.*, and the rateable value had decreased by 4,523*l.* In the third (Ely) the expenditure increased by 2,734*l.*, the Treasury subventions increased by 1,460*l.*, and the rateable value had decreased by 11,444*l.* In the fourth (Whittlesea) the expenditure increased by 693*l.* the Treasury subventions had increased by 576*l.*, and the rateable value had decreased by 5,625*l.*

In the other two unions where the rateable value decreased, the expenditure decreased in the Linton Union by 582*l.*, the Treasury subventions increased by 901*l.*, and the rateable value decreased by 8,783*l.* The rate of expenditure in the pound increased from 2*l.* 8*s.* 3*d.* to 2*l.* 10*s.* 6*d.* In the Wisbech Union the expenditure decreased by 2,824*l.*, the Treasury subventions increased by 911*l.*, and the rateable value decreased by 8,017*l.* The rate of expenditure in the pound increased from 2*s.* 0·4*d.* to 2*s.* 4·4*d.*

The unions where the rateable value increased were Cambridge, by 46,543*l.*; Ely, by 11,444*l.*; North Witchford, by 5,847*l.*

In the Cambridge Union the expenditure decreased by 2,166*l.*, the Treasury subventions increased by 1,616*l.*, the rate of expenditure in the pound decreased from 3*s.* 3·7*d.* to 2*s.* 3·7*d.* In the Newmarket Union the expenditure increased by 357*l.*, the Treasury subventions increased by 1,071*l.*, and the rate of expenditure in the pound increased from 1*s.* 8·1*d.* to 1*s.* 8·7*d.* In the North Witchford Union the expenditure increased by 2,078*l.*, the Treasury subventions increased by 478*l.*, and the rate of expenditure in the pound increased from 2*s.* 0·2*d.* to 2*s.* 3·4*d.*

Mr. R. P. Parsons, of Elsworth, near Caxton, sends the amount of rates paid on a farm of 588 acres in 1881–82, 1892–93, and 1893–94, and the amount of wheat required to pay these sums.

Year.	Amount paid for Rates.	
	In Cash.	In Wheat.
	£ s. d.	Quarters.
1881–82	88 11 11	39¼
1892–83	89 17 3	70½
1893–84	86 5 11	78½

61. Cambridgeshire is not a game county, and there is practically none in the large tracts of fen. The absence of large estates, too, comprising big woods, is another reason why there is not much preserving. The only district where there is much game is on the eastern side, and there I understand there is sometimes a little trouble about it. Game preserving.

IX.—Effect of the Depression on Labour.

62. As a report was written on the condition of the agricultural labourers in the North Witchford Union for the Royal Commission on Labour by Mr. Cecil Chapman,* I do not propose to discuss at any length many of the matters referred to in that report, which were then made the subject of special inquiry. I have already dealt with the condition of the cottages in paragraph 20, and in this chapter I shall chiefly confine myself to showing how far the agricultural depression has affected the labourer's wages, the amount and continuity of employment, and also to show the relative decrease in the cost of labour and the prices of produce. Effect of the depression on labour.

The following are the number of agricultural labourers (male), including bailiffs, shepherds, all men in charge of cattle, farm servants, machine proprietors, and

* Vol. 1, Part II. (C.—6894–11).

attendants in the county in 1871, 1881, and 1891. The figures show a decrease in the numbers between 1891 and 1871 of 1,879, or 7·8 per cent., but between 1881 and 1891 there was a slight increase of 162, or ·73 per cent.

1871	1881.	1891.
24,184	22,143	22,305
Decrease or increase per cent. between the periods.	− 8·4	+ ·73

Conditions of engagement.

63. The engagements of farm servants are weekly ones throughout the county south of the North Witchford Union, but in the unions of North Witchford, Whittlesea, Peterborough, and Wisbech, foremen, horsekeepers, and cattlemen are not infrequently engaged by the year. These men are either engaged privately or at the Wisbech hiring fair in September.

The horsekeepers are, as a rule, unmarried men, and lodge in the foreman's cottage, paying for their lodging and washing. They either provide their own food, which is cooked by the foreman's wife, or else they are boarded for about 8*s.* or 8*s.* 6*d.* a week, which includes washing. The engagement of casual men and women is always a daily one.

Mr. Cecil Chapman, in his report to the Royal Commission on Labour in 1892, states that the men are as a rule not considered to be entitled to any notice to terminate their engagement, whatever the contract may be. But Mr. Chapman qualifies this statement with reference to the yearly men by saying :—

> "This applies certainly to regular men engaged by the week, and in a good many places to men hired by the year. Where the yearly men are entitled to notice, the notice is a monthly one."

From inquiries made in the Peterborough Union, I learn that these conditions do not generally apply there. A large farmer writes as follows :—

> "My yearly men expect about two months intimation before their year is up if I wish them to remain another year, otherwise their contract ends at the end of the year from time of hiring, but some people in this county arrange for a one, two, or three months' notice on either side. On any farm single men are hired for the year absolutely, and labourers living on the farm are engaged on a three months' notice on either side, to take effect at the quarter-day following the notice, but not at any odd time they may choose."

The rate of wages considerably varies in the county, it being considerably higher in North than South Cambridgeshire. Thus in the winter of 1893–94, weekly cash wages of ordinary labourers were 12*s.* to 12*s.* 6*d.*, and sometimes up to 13*s.* in the North, whereas in South Cambridgeshire wages were frequently 10*s.*, and in some cases 9*s.*, but men receiving the latter rate of wage were generally risen to 10*s.* in March and April 1895.

Wages paid in N. Witchford Union, 1892.

64. With reference to the wages paid in 1892 in the North Witchford Union, Mr. Cecil Chapman gives the following rates :—

Foremen.

The wages of foremen vary considerably, but the following example is given :—

> "12*s.* a week and 5*l.* at Michaelmas; rent free; 2*d.* a score for eggs; 3*d.* for each fowl reared."

Horse-keepers and cattlemen (married).

Horsekeepers and cattlemen 12*s.* a week, and Michaelmas money from 5*l.* upwards, also a cottage, and generally a rood of land, and sometimes firing; or 13*s.* or 14*s.* without cottage, also Michaelmas money.

Horse-keepers and cattlemen (single men).

These lodge with the foreman, and get 10*s.* a week, also 10*l.* to 12*l.* at Michaelmas.

Shepherds.

There are very few shepherds in the district, but the following is given by Mr. Chapman as an example :—

> "14*s.* a week, 6*l.* Michaelmas money, 4*l.* 10*s.* lamb money; 1 ton of coals delivered; house rent free, with 5 rooms; 1 rood of ground.

Cowmen.

The following example of a cowman's wages is given :—

> "14*s.* a week, 5*l.* 9*s.* Michaelmas money, cottage, and rood of ground."

Day men.

Day men 2*s.* a day, or 12*s.* a week, but they often do piece-work, including harvest.

Casual men.

Casual men receive about 2*s.* 3*d.* a day.

Women are paid 1*s.* to 1*s.* 3*d.* a day, rising to 1*s.* 6*d.* to 1*s.* 9*d.*, and occasionally to 2*s.* in October and November, when potatoes are raised. Women.

Children are paid 3*s.* 6*d.* to 7*s.* a week, according to age. When employed in a gang from 10*d.* to 1*s.* 2*d.* a day. Children

With reference to piece-work in the North Witchford Union, Mr. Chapman states that it is largely increasing, owing to the extent which mangolds, potatoes, and carrots are now grown in the district. I also ascertained that women were frequently employed at piece-work in market and fruit gardens, not only in this union, but in those districts such as Histon, Rampton, and Cottenham, near Cambridge, where these industries were carried on. Piece-work.

Mr. Chapman sets out at length in his report the usual prices paid for piece-work in the district, and quotes the opinion of Mr. W. C. Little that, on the whole, piece-work has increased in price, and that the amount of piece-work given has not decreased in quantity.

In the same report the following figures are given, taken from the farm of Mr. Cabred Jones, showing the amounts paid for day-work and piece-work in 1892 :—

Acreage—400 arable; 265 grass; total, 665.

LABOUR BILL.

	£	s.	d.
Weekly wages—Ordinary labourers	718	17	1
Hired men	74	15	4
Contract of piece-work, including harvest	179	3	11
Total	£972	16	4

65. The gentleman who supplied some of the wages quoted in paragraph 64 to Mr. Chapman in 1892 informs me that there has been but little change in the wages of foremen, shepherds, cowmen, married horsekeepers, and casual men, but that the wages of ordinary labourers have been 11*s.* a week in 1893–94 and 1894–95, instead of 12*s.*, as in 1892. Wages in the North Witchford Union in 1895.

Also, this gentlemen states that the wages of the unmarried horsekeepers who lodge with the foremen, and who are usually hired at the statute fairs, have slightly decreased since 1892. But he adds that the good men who keep their places get the same.

66. I will now give the rates of weekly cash wages paid to ordinary labourers on a farm in the Peterborough Union of about 560 acres between 1874 and 1895. The rates of wages in the Peterborough Union are usually higher than those in other parts of Cambridgeshire. Rates of weekly cash wages paid to ordinary labourers on a farm of 560 acres in the Peterborough Union from 1874 to 1895.

RATES of WEEKLY CASH WAGES.

Year.	s.	d.
1874–78	15	0
1879	14	0
1880–85	13	6
1886–91	12	0
1892	13	6
1893–94	13	0
1895 (March)	12 to 12	0 6

67. The same gentleman has taken from his books the actual cash earnings, including piece-work and harvest, of three of his ordinary labourers in 1894. The first two are married men, and the amounts given include the earnings of their wives at harvest. Annual earnings in 1894 of ordinary labourers on a farm of 560 acres in the Peterborough Union.

Number.	Total Cash Earnings in 1894.			Average per Week.		
	£	s.	d.	£	s.	d.
1	52	18	9	1	0	4½
2	47	0	7	0	18	1
3	35	2	9	0	13	6

Wages paid on a farm of 560 acres in the Peterborough Union in 1874, 1884, 1894, to foremen, shepherds, cattlemen, and horsekeepers.

68. The following were the actual cash earnings, together with the value of all perquisites, paid to foremen, shepherds, cattlemen, and horsekeepers, in 1874, 1884, and 1894. The first and second horsekeepers are unmarried men, and live with the foremen, and pay for lodgings, &c.

1874.

Wages.	Foreman.	Shepherd.	Cattleman.	Horsekeepers (1st).	Horsekeepers (2nd).
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Cash wage - - -	45 0 0	36 8 0	34 0 0	26 0 0	26 0 0
Value of all perquisites - -	17 3 0	13 13 0	13 13 0	20 18 0	15 18 0
Total - -	62 3 0	50 1 0	47 13 0	46 18 0	41 18 0

1884.

	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Cash wage - - -	36 0 0	39 0 0	36 8 0	26 0 0	26 0 0
Value of perquisites - -	17 6 0	17 0 0	9 10 0	15 18 0	13 18 0
Total - -	53 6 0	56 0 0	45 18 0	41 18 0	39 18 0

1894.

	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Cash wage - - -	34 12 0	33 16 0	31 4 0	23 8 0	23 8 0
Value of perquisites - -	15 6 6	9 12 0	9 13 0	14 15 0	12 15 0
Total - -	49 18 6	43 8 0	40 17 0	38 3 0	36 3 0

The following Table shows the decrease per cent. between 1874 and 1884, and between 1884 and 1894, in the cash wages, excluding perquisites, and also total wages, including value of perquisites paid to foremen, shepherds, cattlemen, and horsekeepers on the same farm. Also the decrease per cent. in the same years of the weekly cash wages paid to ordinary labourers, excluding all piece-work, harvest, and other extras:—

1874 and 1884.

Decrease per cent.	Foremen.	Shepherds.	Cattlemen.	Horsekeepers (1st).	Horsekeepers (2nd).	Ordinary Labourers.
Decrease per cent. in cash wages in 1884 compared with 1874.	20·0	+ 7·14	+ 7·06	Nil.	Nil.	10·0
Decrease per cent. in total wages, including value of all perquisites, in 1884 compared with 1874.	14·24	+11·89	3·67	10·66	4·77	—

1884 and 1894.

Decrease per cent. in cash wages in 1894 compared with 1884.	3·89	13·33	14·29	10·00	10·0	3·7
Decrease per cent. in total wages, including value of all perquisites, in 1894 compared with 1884.	6·33	22·50	11·00	8·95	9·40	—

1874 and 1894.

Decrease per cent. in cash wages in 1894 compared with 1874.	23·11	7·14	8·24	10·00	10·00	13·3
Decrease per cent. in total wages, including value of all perquisites, in 1894 compared with 1874.	19·67	13·29	14·27	18·66	13·72	—

By a reference to Appendix A.I. (*a*) it will be seen that the cost of labour has varied but little on this farm between 1874 and 1894. The following is the cost of labour averaged in periods of five years:—

Year.	Cost of Labour.		
	£	s.	d.
1874–75 to 1878–79 - -	937	19	$4\frac{1}{2}$
1879–80 to 1883–84 - -	941	2	$5\frac{3}{4}$
1884–85 to 1888–89 - -	888	18	$2\frac{3}{4}$
1889–90 to 1893–94 - -	917	15	$5\frac{3}{4}$

69. It may be of interest to show the proportion which the cost of labour on this farm bore to the value of the gross receipts in certain years and the average value of an acre of all cereals given on the farm in the same periods. Proportion of cost of labour to value of gross receipts.

Year.	Proportion of Average Cost of Labour to Average Value of Gross Produce in certain Years.	Average Value of an Acre of all Cereals grown on Farm in certain Years.			Decrease per Cent. in the Average Value of an Acre of all Cereals in certain Years.
		£	s.	d.	
1874–76 - -	12·7	10	17	$4\frac{3}{4}$	—
1884–86 - -	14·7	8	16	0	20
1893–95 - -	18·7	4	14	$2\frac{3}{4}$	50

It will be observed that on this farm, while the average cost of labour in 1893–95 represented 18·7 per cent. of the average value of the gross produce sold, as compared with 12·7 per cent. in the two years 1874–76, and that the average value of an acre of cereals in the latter period was less by 56·6 per cent. than in the former, the weekly cash wages of ordinary labourers decreased by only 11·6 per cent.

70. I will now give some particulars with reference to the payment of labour on Mr. Parsons' farm, at Elsworth, near St. Neots, in the Caxton Union, on the south-west side of the county. Mr. Parsons is farming about 1,300 acres, of which 927 acres are arable. Of this he and his family have owned 768 acres for over 100 years. Of the rented land he and his family have occupied 186 acres for 37 years, 52 acres for 12 years, and 240 acres for 11 years. Up to October 1893 Mr. Parsons was farming 1,600 acres altogether. The soil is clay, and three-horse land, chiefly adapted for growing wheat, and makes bad pasture. Since 1882, 149 acres have been turned to grass and 8 acres to orchards, which have proved a failure. Steam cultivation has been used regularly for 20 years. Mr. Parsons puts the rent on his own land at 15*s.* an acre, tithe free; on the rented land, 188 acres at 10*s.* $7\frac{1}{2}$*d.* an acre, tithe free; on 52 acres, at 11*s.* $6\frac{1}{2}$*d.* an acre, tithe free; on 240 acres which is on lease, expiring 1895, 19*s.* an acre, tithe free. The following is the rate of weekly cash wages paid to ordinary labourers on the farm from October 1893 to April 1895, with number of bushels of wheat it took to pay these wages in these years. It will be observed that it took twice the amount of wheat to pay the wages in April 1895 than in 1873 and 1874, notwithstanding that they were 23 per cent. lower in 1895:— Wages paid on Mr. Parsons' farm, near Caxton, for a series of years.

Month.	Year.	Weekly Cash Wages.	Value in Bushels of Wheat.
			Bushels.
October to October -	1873–74	13*s.*	2
" " -	1874–76	13*s.* to 14*s.*	Average $2\frac{1}{3}$
" " -	1876–78	14*s.*	
" " -	1878–79	12*s.*	
" " -	1879–81	11*s.* to 12*s.*	$2\frac{1}{6}$
" " -	1881–85	12*s.* to 13*s.*	$2\frac{3}{4}$
" " -	1885–87	11*s.* to 12*s.*	Average $2\frac{3}{4}$
" " -	1887–88	10*s.* to 11*s.*	
" " -	1888–92	11*s.* to 12*s.*	
" " -	1892–94	10*s.* to 11*s.*	Average $3\frac{1}{3}$
October -	1894–March 1895	9*s.*	
April - -	1895	10*s.*	4

The following were the actual yearly earnings, including harvest, piece-work, and all extras, except beer, in 1877 and 1894, on Mr. Parsons' farm, of three ordinary labourers, a shepherd, a horsekeeper, and a cattleman. Cottage rents are paid by all these men, and they average 3*l.* 10*s.* :—

Class.	Year.	Length of Service.	Total Annual Earnings.	Average Weekly Earnings.	Weekly Wages.	Harvest Earnings.*
			£ s. d.	s. d.	s.	£ s. d.
Shepherd -	1877	23 years	49 16 9	19 2	14	11 9 3
" -	1894		36 19 0	14 2½	12	8 5 0
Decrease between 1877 and 1894 -			12 17 9	4 11½	2	3 4 3
Horsekeeper -	1877	52 years	50 10 2	19 5	15	13 0 3
" -	1894		38 14 0	14 10½	12	9 10 0
Decrease between 1877 and 1894 -			11 16 2	4 6½	3	3 10 3
Hedger, &c. -	1877	20 years	40 12 10	15 7½	14	11 10 6
" -	1894		37 19 0	14 7	11	8 10 0
Decrease between 1877 and 1894 -			2 13 10	1 0½	3	3 0 6

* A number of Irish migratory labourers, chiefly from the West of Ireland, go to North Cambridgeshire for harvest. Some come before harvest and stay some weeks after it is over, and perform ordinary farm work. I was informed that about 400 go to the parish of Thorney, in the Peterborough Union, for harvest, and stay there about two months. Some of them obtain employment in hay districts before they come to Cambridgeshire. For four to six weeks they earn 30*s.* to 2*l.* a week, and the rest of the time 2*s.* 6*d.* a day. They sleep in barns, finding their own food, which chiefly consists of bacon, bread, and tea. For earnings of Irish migratory labourers, their expenses, &c. *see* my report on certain Irish counties to the Royal Commission on Labour, Vol. IV., Part VI. [C.—6894.-xxi.].

Cost of labour per acre on Mr. Parsons' farm in certain years.

71. The following was the cost of labour per acre on Mr. Parsons' farm in certain years. Men and boys employed varied from 35 to 50 :—

Year.	Cost of Labour per Acre.				
	Land under Plough.	All Cultivated Land.	Number of Men employed per 100 Acres.	Weekly Wages.	Value of Wheat per Acre.
	£ s. d.	£ s. d.		s.	£ s. d.
1873 - -	1 13 0	1 10 0	3	13	11 2 6
1882 - -	1 11 9	1 8 5	2	11	7 12 3
1893 - -	1 5 0	1 0 0	2	11	2 12 0
1894 - -	1 7 0	1 0 0	2	10	3 14 3

These figures show that the cost of labour on an acre of plough land in 1894 was less by 18 · 2 per cent. than in 1873, but that the value of an acre of wheat decreased by 66 · 6 per cent. Also that the cost of labour on an acre of plough land in 1894 was less by 15 per cent. than in 1882, but that the value of an acre of wheat decreased by 51 · 2 per cent.

Total cost of labour on Mr. Parsons' farm for 20 years, and total expenditure.

72. It may be of interest to show the proportion the expenditure on labour bore to the total amount expended in farming between October 1874 and October 1894.

Years.	Total Expenditure on Business.	Total Received.	Total Loss.†	Total Cost of Labour.‡
	£	£	£	£
October 1887 to October 1894 -	51,770	49,314	2,456	11,406
October 1874 to October 1894 -	130,367	125,548	4,819	23,206

† This does not include loss on fixed capital.

‡ The acreage was larger in recent years, which accounts for a greater average expenditure for years from 1887 to 1894.

73. The following were the actual annual earnings in 1894 of certain labourers on Mr. Thomas Wright's farm at Chesterton, close to Cambridge, 428 acres, of which 338 are arable. There are 11 cottages on the farm, with gardens let free. Mr. Wright estimates the rental value at 2*s.* a week for most of them, and the rest about 3*s.*:— Annual earnings in 1894 of labourers on Mr. Wright's farm at Chesterton.

Number.	Class.	Total Cash Earnings in 1894.	Average Cash Earnings per Week in 1894.	Value of Cottage and Garden.	Total Earnings (including Cottage) in 1894.	Remarks.
		£ s. d.	£ s. d.	£ s. d.	£ s. d.	
1	Ordinary labourer-	35 14 8	0 13 9	7 1 6	42 16 2	A five-roomed house and large garden. No family old enough to work.
2	Ordinary labourer-	34 15 0	0 13 4	5 4 0	39 19 0	A four-roomed cottage and a garden. No family old enough to work.
3	Ordinary labourer-	34 15 0	0 13 4	No cottage.	34 15 0	Family can earn money elsewhere.
		£ s. d.	£ s. d.	£ s. d.	£ s. d.	
4	Shepherd -	42 10 10	0 16 4	7 16 0	50 6 10	A four-roomed cottage, with a large garden.
	Son (a boy) -	15 12 0	0 6 0			
	Son (a boy) for four weeks.	2 12 0	0 1 0			
	Total -	60 14 10	1 3 4	7 16 0	68 10 10	
		£ s. d.	£ s. d.	£ s. d.	£ s. d.	
5	Horsekeeper -	37 14 8	0 14 6	7 16 0	45 10 8	A five-roomed cottage and large garden.
	Sons (boys), one for four weeks only.	16 16 0	0 6 5			
	Wife, for washing-	13 0 0	0 5 0			
	Total -	67 10 8	1 5 11	7 16 0	75 6 8	
		£ s. d.	£ s. d.	£ s. d.	£ s. d.	
6	Horsekeeper -	37 14 8	0 14 6	7 16 0	45 10 8	A five-roomed cottage and garden.
	Son (boy) -	8 8 0	0 3 3			
	Total -	46 2 8	0 17 9	7 16 0	53 18 8	
		£ s. d.	£ s. d.	£ s d.	£ s. d.	
7	Foreman -	43 0 0	0 16 7	7 16 0	50 16 0	A very superior cottage and garden.
		£ s. d.	£ s. d.	£ s. d.	£ s. d.	
8	Cowman - -	39 2 6	0 15 0	7 16 0	46 18 6	A five-roomed cottage and large garden.
	Son (boy) -	11 4 0	0 4 4			
	Total -	50 6 6	0 19 4	7 16 0	58 2 6	

74. With reference to the quality of labour, employers generally stated that it has deteriorated of late years in South Cambridge, but this opinion is not so widespread in the north. Many attribute this to the fact of the best young men seeking situations in towns, in the police force, or railways, &c., while some consider that there is less desire on the men's part to perform the same amount of work. Although there is no The quality of labour.

doubt that a number of young men do seek situations elsewhere now-a-days, I have suggested in other reports that employers do not perhaps sufficiently take into consideration, in comparing the present with the past, the effect which the introduction of machinery has had in diminishing much of the most arduous work, and also that the hours of work have been curtailed. Mr. Stevenson, who farms 1,500 acres at Burwell, questioned whether the deterioration of labour was not somewhat exaggerated. He said:—

> "Employers compare the average man of to-day with the best of former times." However this may be, some well-known employers stated that there was difficulty in getting good or skilled labour.

Thus Mr. Parsons, who farms largely at Trumpington, close to Cambridge, said:—

> "Labour is a very serious question; you cannot get a young man to plough now."

But in the Fen district, between Ely and Littleport, Mr. Long, who farms over 3,000 acres, said:—

> "Labour has not deteriorated in the Fen country, but has improved. Physically the men are quite as strong, and also quite as willing."

In the Peterborough Union a large farmer said that the quality of labour was as good as ever, while another said:—

> "They still have the bone and muscle, but they will not work, though at piece-work they will do as much as ever."

But opinions were expressed by certain employers in the north, at the meetings at March, Wisbech, Ely, Chatteris, and Thorney that labour had deteriorated.

Regularity of employment.

75. As regards regularity of employment, there is no doubt whatever that it is less regular than it was two or three years ago. This has of course affected the casual man or odd man most, but though I believe the majority of farmers generally do all they can to find work for their regular ordinary labourers in bad weather and in slack times, still the sheer necessities of the case, particularly in the southern parts of the county, have frequently compelled employers to adopt the system of "no work, no pay."

Even in June 1894, when I visited the county, there were a number of men out of work or in irregular work in certain villages in the southern part, and I received constant information in the winter of 1894–95 of want of employment. It is apparent to the most casual observer when driving through South Cambridgeshire that less labour must be now employed on the land.

Change for the worse in the labourers' position since 1892.

76. It is not infrequently said that the labourers are not suffering through the agricultural depression, but I venture to say that this is not so as regards the eastern counties; on the contrary, from the autumn of 1893 to the present time (April 1895) they have in my opinion been feeling the effect of it acutely. In 1892, when the Labour Commission were making investigations, it was frequently stated that the labourers at that time were never better off. I certainly hold that view as regards the counties I then reported on. Wages there were as high as, or higher than, they had ever been, except for a few years during the seventies, the necessaries of life were all cheaper than they had ever been, and work was generally regular. But since that date a decrease in wages has taken place, particularly in South Cambridgeshire. In the winter of 1894–95 they fell to 9*s.* and 10*s.*, as compared with 11*s.* and 12*s.* in 1892, and employment was much less regular in many districts.

Low prices. Do the agricultural community benefit by them?

77. In my Lincoln and Suffolk Reports I ventured to raise the question whether the fall in prices since 1892 had not been disadvantageous to the general body of agricultural labourers, and I believe that it has been so, at any rate in South Cambridgeshire, as regards the men whose work is irregular. On this point I will quote the opinion of a Cambridgeshire landowner, whose name will be sufficient to carry weight, not only as an experienced agriculturist, but as one whose impartiality is beyond question.

Lord Hampden writing to the *Times* newspaper on February 9th, 1895, stated:—

> "The doctrine that the cheapness of commodities is in itself an infinite blessing to the great mass of the people, irrespective of the question whether the price of such commodities is below the cost of production, is absurd, for the continuation of such trading would lead to national bankruptcy. Cheapness is of no advantage to the man who, having no employment, has nothing wherewith to buy the

necessaries of life. And it is a fact that, so far as agricultural prices are concerned, if the wish of the Chancellor of the Exchequer is fulfilled, we shall see the greater part of the arable land in this country fall into the same condition into which the heavy lands of Essex have already fallen. This condition of affairs agricultural is well known and appreciated, not only by owners of land and by occupiers of land, but also by the agricultural labourers and by the commercial classes in the country towns. The present range of prices threatens a steady migration of labour from the country districts into the large towns, and the danger of this is so imminent that I hold it to be the duty of the Government to place this question in the forefront for the consideration of Parliament.

"As I am a landowner, it will of course be said that I write in the selfish interests of the class. This will not be true, for matters have now come to such a pass that in many parts of the country the question is not so much whether a rent for land can be paid as whether it is possible to continue to pay wages of labour. I have a considerable farm in hand in Essex, in the constituency represented by the Minister of Agriculture. I have farmed it for some years, and for the purpose of employing local labour I continue so to farm it, and at an annual loss, in the hope that the Government will shortly realise the fact that agricultural land in this country, burdened as it is by excessive charges in the shape of rates and Imperial taxes, hampered as it is by heavy rates for the carriage of produce by rail, and paralysed by the want of a cheap method of transit of goods to the main lines, is unduly handicapped in its competition with the foreign importer under our system of Free Trade.

"Speaking as a Free Trader, and in direct contradiction to the Chancellor of the Exchequer, I submit that it would be an unmixed blessing to the mass of the people if the prices of corn were 30 or 40 per cent. higher than they are now. Low as they would be even then, such prices would save agriculture and give a stimulus to trade."

X.—Remedies and Suggestions.

78. By far the greater majority of agriculturists in Cambridgeshire, whether landowners, agents, or farmers, expressed the opinion that the chief cause which had brought about the present serious state of things was the low prices prevailing for all agricultural produce, and that a rise in prices was the only remedy which could be of any substantial benefit to them. To secure a rise in prices the majority of witnesses advocated some form of protective duty. A large number of farmers suggested that an import duty should be placed on foreign barley and foreign flour. Most of them explained that they were not in favour of the principle of Protection, but that they desired to have Fair Trade, and expressed the opinion that the present system of Free Trade was one-sided, unfair, and ruinous to the British producer and manufacturer. Others advocated bimetallism as a remedy for the evils of which they complained.

A rise in prices the chief desire.

79. The subject which was considered of the next importance was that of taxation. It was almost universally stated that the burdens on the land were too heavy at the present prices obtained for agricultural produce, which on the heavy land not infrequently come to a larger sum than the rent. It was suggested that personal property should bear a greater share of taxation than is at present the case, and that certain charges, such as education, poor rate, the cost of the police, and the maintenance of highways should be made the subject of Imperial taxation.

Readjustment of taxation.

80. A number of persons expressed the opinion that agricultural interests were not sufficiently attended to by Imperial Parliament. Several witnesses at meetings put this view strongly. The meeting at Parson Drove unanimously passed the following resolution:—

Agricultural interest does not get sufficient attention from Parliament.

"That this meeting is of opinion that a strong agricultural party in Parliament is absolutely necessary before the agricultural interest, the present producing source of national wealth, will have the attention it deserves from either political party."

81. Landowners all complained strongly about the Death Duties, and stated that the effect of them was being felt by the poor as well as the rich, as labour was being curtailed in consequence. At the meeting of the Cambridge Agricultural Society Mr. Bullock Hall said:—

Death Duties.

"Any money which the State takes now is coming out of the villages. The Government appears to assume that there is a fund in the rural villages from which they can draw, but most of the eastern counties villages are semi-bankrupt."

Miscellaneous remedies

82. I will now shortly indicate the other remedies suggested which have not been already alluded to in this Report:—

(1.) Abolition of preference rates over English lines to foreign produce.
(2.) The manufacture of beer from malt and hops, and the labelling of it to indicate its constituent parts.
(3.) Government advances of money at a cheap rate for permanent improvements.
(4.) Marking foreign meat.
(5.) Stringent measures to prevent adulteration.
(6.) A cheaper method of transferring the title of land.
(7.) Light railways.
(8.) Old age pension scheme, with the object of lightening the local rates.
(9.) The suppression of gambling in wheat.

XI.—Conclusion.

Conclusion.

83. To sum up in a few words the conclusions which I have formed from a careful study of the evidence laid before me, I say that agriculture in North Cambridgeshire is in a very critical position, but that, owing to the nature of the soil, which is easier to work and adaptable in certain districts to the growth of seeds, roots, vegetables, and market-garden produce, it has suffered less than the southern portion. But the position of affairs in the greater part of South Cambridgeshire is most deplorable, and on the south-western side the effects of the depression upon the land are such that considerable tracts of it are, for all practical purposes, worthless. The present position of agriculture in South Cambridgeshire is very similar to that of Suffolk, which I have described in a separate report.

I have, &c.
(Signed) ARTHUR WILSON FOX,
Assistant Commissioner.

Herbert Lyon, Esq.,
Secretary,
Royal Commission on Agriculture.

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FARMERS' ACCOUNTS.

APPENDIX A. 1—(A). [Paragraph 55.]

ACCOUNTS OF A FARM IN NORTH CAMBRIDGESHIRE

408 arable.
153 pasture.
4 buildings.

565 total acreage.

Average capital employed, 5,500*l.* Soil very strong fen. No fixed course of farming, thus:—Fallows, oats, wheat, seeds two years, wheat, oats, wheat, fallows; or fallows, wheat, oats, wheat, peas, wheat, oats, wheat, fallows. Sometimes barley is grown for the last crop and sometimes white mustard after seeds.

EXPENDITURE.

Year.	Valuation.	Rent.	Beasts.	Sheep and Wool.	Pigs.	Horses.	Rates.	Taxes.	Labour.	Corn, &c., for Feeding.	Linseed and other Cakes.	Artificial Manures.	Tradesmen's Bills.	Miscellaneous Payments.	Implement Account.	Corn for Seed.	Keeping.	Total Expenditure.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1874-75 - -	6,149 4 1	1,176 8 6	1,415 2 0	1,996 14 6	—	38 3 6	104 16 0½	5 10 8	926 10 3	629 19 6	804 19 0	36 15 0	180 9 1½	64 13 9	28 0 0	283 14 3	41 13 10	13,882 14 0
1875-76 - -	6,003 17 3	1,176 14 11	1,714 19 0	962 13 9	94 19 6	78 2 6	117 5 4	7 15 8	931 2 8½	579 17 0	513 15 0	47 2 0	179 3 2	75 8 0	57 19 6	213 6 4	26 18 0	12,780 19 7½
1876-77 - -	5,202 10 4	1,179 9 10	1,228 10 6	1,609 1 0	84 6 6	50 0 0	113 5 9	9 13 7	960 10 7	515 19 6	519 0 0	39 0 0	191 13 0	62 10 2½	46 0 0	272 17 2	82 3 0	12,165 10 11½
1877-78 - -	5,103 7 0	1,185 5 9	1,720 0 6	2,404 5 6	9 12 6	102 10 0	120 1 2½	9 13 7	921 6 10	427 8 6	364 18 9	66 0 0	190 9 3	86 5 4	55 10 0	293 7 11½	27 0 0	13,087 2 8
1878-79 - -	5,400 4 0	1,188 17 9	2,354 6 8	2,068 8 2	—	75 12 6	121 10 3	14 1 9	950 6 5	354 18 0	496 18 0	87 10 10	162 1 5	90 17 7	100 9 9	231 13 6	60 1 1	13,817 17 8
1879-80 - -	4,923 0 0	1,188 12 9	1,091 0 10	2,107 18 6	1 0 0	108 0 0	111 12 8	15 1 7	960 2 7½	408 4 6	396 6 10	30 0 0	170 14 11	65 19 3½	39 7 4	280 18 8	166 12 0	11,764 12 6
1880-81 - -	4,742 2 8	1,184 8 8	1,719 5 4½	3,130 1 6	18 10 3	8 0 10	113 1 8½	17 8 5	938 9 2	552 15 0	522 6 6	34 0 0	140 14 11	87 13 7½	7 12 0	237 12 6	11 9 0	13,465 12 1½
1881-82 - -	4,922 14 6	1,187 4 1	1,300 15 0	3,085 11 6	24 6 6	52 9 0	113 11 4	15 1 7	963 12 11	531 7 6	370 1 3	44 15 0	151 9 8	74 2 10½	11 6 7	261 16 6	87 1 0	13,191 6 9½
1882-83 - -	4,644 15 6	1,076 4 1	2,065 9 0	2,798 9 0	67 2 6	217 1 8	113 1 9	12 7 4	856 18 2½	462 0 6	404 7 6	48 0 0	231 8 1	70 2 6	50 1 1	210 8 10	1 0 0	13,318 17 6½
1883-84 - -	4,641 18 10	1,076 4 1	2,558 2 0	3,400 8 6	30 17 0	14 18 6	120 1 3	15 1 11	986 9 6	433 12 2	567 11 9	70 3 8	192 19 5	91 1 11	55 0 0	278 11 10	212 0 4	14,745 5 8
1884-85 - -	6,167 17 10	1,076 14 10	1,345 3 6	1,049 10 6	6 0 0	45 3 0	113 1 9	17 4 0	909 2 9	672 3 0	441 3 4	42 10 0	183 5 11	93 15 7	18 17 11	209 6 10	227 15 6	12,618 17 6½
1885-86 - -	4,984 19 10	1,076 14 10	831 2 3	1,179 19 0	35 13 0	50 18 0	103 14 2½	21 2 2	902 14 7½	471 6 0	525 14 5	32 8 0	161 19 8	110 15 10½	5 5 0	165 7 8	178 1 1	10,837 15 7½
1886-87 - -	4,206 17 8	1,076 14 10	898 1 0	2,312 12 0	—	23 18 6	106 4 0	14 0 10	903 6 7	298 18 9	482 12 3	37 5 0	148 11 6	94 11 0	8 18 6	166 5 3	75 4 4	10,848 2 0
1887-88 - -	4,515 19 3	1,072 0 0	650 3 6	224 4 4	97 14 6	26 9 6	89 11 5	19 18 1	862 4 9½	406 6 4	504 13 3	30 0 0	144 19 7	118 14 5½	3 6 9	192 4 0½	137 16 4	9,026 6 1½
1888-89 - -	3,604 18 0½	1,074 5 1	1,042 5 6	1,602 12 5	28 2 6	133 14 6	88 5 9	16 18 0	867 2 5	517 4 6	475 9 9	47 0 0	130 4 2	102 8 8	9 7 10	144 4 9	34 2 8	9,408 5 11½
1889-90 - -	3,465 16 9	1,076 14 10	664 5 6	1,731 7 3	102 5 6	420 8 6	95 4 11	16 18 0	993 7 10	565 7 6	483 17 0	46 11 0	160 0 9	125 2 1½	15 2 0	150 18 10	122 9 2	10,235 17 5½
1890-91 - -	5,024 1 10	1,076 14 10	978 12 1	1,665 11 0½	20 19 0	57 0 6	88 5 2	16 8 0	908 4 11½	615 16 11½	466 17 6	39 14 0	167 10 9½	116 2 9	3 19 2	167 7 8	140 2 8	11,584 9 7½
1891-92 - -	4,756 12 8	1,076 14 10	334 18 0	1,047 13 3	41 15 6	222 0 0	88 5 2	16 8 0	889 19 3	930 2 6	676 15 3	39 3 6	144 4 4	231 18 1	31 5 0	200 6 9	132 0 10	10,860 2 11
1892-93 - -	5,191 6 9	1,076 14 10	60 11 0	321 8 0	77 18 0	245 0 2	96 12 11	13 16 11	912 11 6½	504 2 6½	559 18 10	87 7 0½	172 4 8	210 7 9½	—	163 5 11	60 5 3	9,784 2 2
1893-94 - -	3,976 4 11	1,076 14 10	—	843 2 9	90 8 0	89 1 8½	88 5 2	9 14 4	854 13 9½	454 16 8	430 18 11	43 6 3	132 4 2	230 6 0½	28 19 2	185 11 4	215 18 2	8,216 5 5½
1894-95	3,776 17 4	1,079 0 0	273 5 0	996 9 6	79 12 6	163 10 6	103 9 3	6 14 3	930 10 8	344 11 3	922 4 3	60 7 0½	125 16 0	153 1 11	1 11 0	111 14 2	146 16 4	8,508 9 11½

RECEIPTS.

Year.	Corn.	Beasts.	Sheep and Wool.	Pigs.	Horses.	Sundries, Poultry, &c.	Implements.	Keeping.	Return of Rent.	Return of Income Tax.	Valuation.	Total Receipts.	Total Expenditure.	Profit.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1874–75	4,222 9 7	2,294 3 9	2,543 8 6	133 14 11	127 2 6	39 14 0	—	4 7 0	—	—	6,003 17 3	15,368 17 6	13,882 14 0	1,486 3 6	—
1875–76	2,721 13 6	2,535 3 10	2,719 14 7	116 12 10	88 18 0	47 5 0	—	2 17 0	—	—	5,202 10 4	13,434 15 1	12,780 19 7½	653 15 5½	—
1876–77	3,154 9 6	1,820 10 2	2,233 3 0	247 0 1	184 17 0	81 13 0	—	—	—	—	5,103 7 0	12,824 19 9	12,165 10 11½	658 8 9½	—
1877–78	2,919 19 0	2,216 11 1	2,531 7 3	60 10 0	390 0 0	49 19 1½	—	—	—	—	5,490 4 0	13,658 10 5½	13,087 2 8	571 7 9½	—
1878–79	2,713 4 0	2,283 19 0	2,558 18 10½	72 10 1	131 3 6	16 15 3	90 3 0	—	592 0 7	—	4,623 0 0	14,081 14 3½	13,817 17 8	263 16 7½	—
1879–80	2,839 5 8	2,764 7 0	2,044 6 8	78 8 0	55 0 0	100 16 4½	—	—	296 0 4	10 17 3	4,742 2 8	12,931 3 11½	11,764 12 6	1,166 11 5½	—
1880–81	1,983 7 3	1,488 11 0	4,578 13 0	183 17 8	1 0 0	36 7 8½	—	—	—	0 18 1	4,922 14 6	13,195 9 2½	13,465 12 1½	—	270 2 11
1881–82	2,990 10 3	2,581 2 10	3,596 3 2	153 1 0	166 3 0	52 14 9½	—	—	638 0 0	14 11 0	4,644 15 6	14,788 0 11½	13,191 6 9½	1,596 14 2	—
1882–83	2,076 4 9	2,232 16 9	4,160 10 7	303 1 0	260 9 0	168 7 2	—	—	—	—	4,641 18 10	13,843 8 1	13,318 17 6½	524 10 6½	—
1883–84	2,089 15 5	2,682 10 8½	3,309 3 10	79 13 10½	379 10 0	70 18 6½	—	—	—	—	6,167 17 10	14,779 10 2½	14,745 5 8	34 4 6½	—
1884–85	2,531 12 4	2,336 18 0	1,837 9 5	223 2 4½	92 11 6	69 4 6½	131 9 0	—	536 0 0	9 15 5	4,384 19 10	12,753 2 5	12,618 16 3	134 6 2	—
1885–86	2,578 0 9	1,348 8 10	2,543 8 4	96 1 2½	254 6 6	202 11 9	—	75 14 8	134 0 0	10 4 6	4,206 17 8	11,449 14 2½	10,837 15 7½	611 18 7	—
1886–87	1,945 5 0	1,597 8 0	2,298 3 6	66 4 7	60 0 0	72 17 6	—	—	536 0 0	—	4,515 19 3	11,091 10 6	10,848 2 0	243 8 6	—
1887–88	2,119 6 11	1,128 9 6	2,001 0 3½	184 6 1	208 9 8	106 19 9	—	104 14 0	107 4 0	—	3,094 18 0½	9,055 8 3½	9,026 6 1½	29 2 1½	—
1888–89	1,950 1 3	1,655 7 4	2,183 12 1	166 15 4½	441 0 0	142 12 5½	8 0 0	93 16 6	176 17 7	18 19 7	3,465 16 9	10,302 18 11	9,408 5 11½	894 12 11½	—
1889–90	2,238 1 0	922 8 6	1,782 6 1	179 19 11½	388 14 7	126 15 11	—	1 1 8	268 0 0	1 0 7	5,024 1 10	10,932 10 1½	10,235 17 5½	696 12 8	—
1890–91	2,223 10 3	1,709 0 9	2,142 0 3	223 18 10	350 12 4	130 7 7	—	—	—	1 0 7	4,756 12 8	11,537 3 3	11,584 9 7½	—	47 6 4½
1891–92	2,011 0 3	907 17 4	1,279 7 2½	153 8 6	668 17 10½	208 17 9½	—	16 3 7	348 8 0	11 14 6	5,191 6 9	10,797 1 9½	10,860 2 11	—	63 1 1½
1892–93	1,449 10 2	392 14 6	1,287 2 10	242 14 9	689 16 2	253 17 6	—	3 4 6	268 0 0	—	3,976 4 11	8,563 5 4	9,784 2 2	—	1,220 16 10
1893–94	1,144 19 9	537 2 5	1,359 9 6	205 3 9	409 14 6	242 7 7½	2 1 3	40 16 4	536 0 0	16 12 7	3,776 17 4	7,735 5 0½	8,216 5 5½	—	481 0 5
1894–95	1,585 14 1	1,144 7 8	1,142 19 0	121 17 7	218 1 0	260 2 2½	—	103 1 2½	536 0 0	6 16 10	3,524 7 2	8,643 6 9	8,508 0 11½	135 5 9½	—
													Totals	9,700 19 8	2,082 7 8

Total profit for 11 years 1874–75 to 1884–85 - - = £ 6,819 s. 16 d. 1½

Average annual profit - - - = 619 19 7¾
= 11·3 per cent. on average capital employed.

Total profit for 10 years 1885–6 to 1894–5 - - = £ 798 s. 15 d. 10½

Average annual profit - - - = 79 17 7
= 1·5 per cent. on average capital employed.

No interest is charged on capital. Nothing is charged for management. Any housekeeping expenses are charged in the account.

APPENDIX A. 1.—(B.)

ACCOUNTS of a FARM in NORTH CAMBRIDGESHIRE . . . . 240 arable.
161 pasture.
401 total acreage.

Soil, chiefly strong fen. System of farming, four-course. Average capital employed, 4,500*l*.

EXPENDITURE.

Year.	Valuation at commencement of Year.	Rent.	Rates, Taxes, Tithe, &c.	Beast.	Sheep.	Horses.	Pigs.	Corn and Seeds.	Cake.	Manure.	Labour.	Turnips.	House-keeping.	Tradesmen's Bills, including Implements.	Sundries.	Total Expenditure.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1874-75 - -	5,684 14 3	902 0 0	79 15 4	756 10 0	924 13 0	463 11 0	—	162 7 6	250 9 9	24 10 0	463 12 5½	—	190 0 0	35 0 0	20 0 0	9,957 3 3½
1875-76 - - -	4,504 6 11	902 0 0	92 15 2	941 9 6	1,470 1 0	145 10 0	—	176 11 9	227 15 0	17 8 10	443 14 0	—	200 0 0	26 0 0	20 0 0	9,167 12 2
1876-77 - -	4,943 4 0	902 0 0	101 12 8	1,912 7 9	2,272 18 0	502 8 3	—	82 9 6	84 14 0	22 10 0	521 2 6	—	250 0 0	35 0 0	20 0 0	11,650 6 8
1877-78 - - -	4,000 0 0	1,000 0 0	98 19 10	1,832 5 10	1,149 18 6	80 10 0	—	192 9 10	207 11 0	35 9 9	457 12 6	—	100 0 0	45 0 0	—	9,199 17 3
1878-79 - -	2,995 4 0	1,000 0 0	98 18 2	1,646 8 6	1,174 1 0	44 17 6	—	182 0 0	247 15 0	18 0 0	523 4 1	—	100 0 0	50 0 0	—	8,080 8 3
1879-80 - - -	3,057 13 0	1,000 0 0	99 14 1	960 14 0	1,379 17 6	22 0 0	—	272 16 5	195 18 9	18 0 0	537 16 0	92 2 9	100 19 0	121 1 0	—	7,858 12 6
1880-81 - -	3,703 7 0	900 0 0	109 0 3	1,815 18 2	1,614 12 0	99 8 10	—	215 19 4	370 2 6	36 17 6	587 11 1	71 12 3	134 3 5	102 13 2	—	9,761 5 6
1881-82 - - -	4,114 6 7	750 0 0	100 3 11	867 18 5	932 8 0	8 4 0	—	247 8 1	247 4 5	33 11 0	559 6 11	32 6 0	104 3 9	126 15 0	—	8,123 16 1
1882-83 - -	3,325 5 0	812 0 0	103 15 0	1,626 5 0	2,698 4 0	109 0 0	2 5 0	300 4 4	395 12 6	36 7 6	509 17 3	9 19 0	173 4 3	172 10 0	—	10,274 8 10
1883-84 - - -	4,346 12 0	812 0 0	104 7 4	395 5 0	1,799 18 0	80 17 6	—	284 12 3	360 10 10	47 5 1	519 4 7	41 15 0	129 7 6	146 6 1	—	9,068 1 2
1884-85 - -	2,986 17 0	812 0 0	101 13 9	1,740 8 11	1,356 17 4	128 4 0	—	300 4 5	213 19 6	33 13 0	491 2 7	14 0 0	138 12 6	179 7 10	—	8,497 0 10
1885-86 - - -	3,469 15 0	812 0 0	99 0 8	434 18 6	928 7 10	45 16 0	21 19 0	183 7 11	319 15 0	4 16 0	496 14 6	62 6 0	174 0 10	123 9 5	—	7,176 6 8
1886-87 - -	2,152 9 0	406 0 0	94 7 2	1,623 4 8	1,360 4 3	—	8 9 6	215 17 1	279 2 0	36 18 3	491 3 11	10 18 4	177 8 1	198 2 5	—	7,054 4 8
1887-88 - - -	2,701 10 0	896 0 0	86 15 3	1,125 10 0	731 11 6	64 0 0	12 0 0	132 7 9	309 13 0	32 17 1	451 0 5	9 0 0	168 5 0	144 3 8	—	6,864 13 8
1888-89 - -	2,548 0 0	939 12 6	81 3 8	814 8 2	2,780 11 3	184 0 0	7 0 0	215 10 10	394 14 2	34 9 2	444 7 1½	62 19 11	172 9 6	151 17 6	—	8,831 3 9½
1889-90 - - -	3,012 1 4	812 0 0	86 4 9	665 10 0	1,520 11 6	303 4 0	109 9 0	205 8 6	322 17 10	28 15 3	499 18 10	99 10 0	227 6 4	163 16 0	—	8,056 13 4
1890-91 - -	4,072 8 0	812 0 0	82 14 9	746 7 6	1,467 0 6	111 10 0	11 0 0	174 15 10	309 12 6	21 15 0	460 7 0	—	180 10 0	142 5 0	—	8,592 6 1

RECEIPTS.

Year.	Wheat.	Barley.	Oats.	Wool.	Cattle.	Sheep.	Horses.	Pigs.	Turnips.	Dairy Produce, Poultry, &c.	Sundries.	Return of Rent, &c.	Valuation at end of Year	Total Receipts.	Total Expenditure.	Profit.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1874-75	1,110 17 3	—	701 14 0	196 1 0	1,580 6 0	1,245 17 8	839 13 6	30 0 0	—	25 0 0	—	—	4,504 6 11	10,233 16 4	9,957 3 3½	276 13 0½	—
1875-76	733 3 6	—	380 4 6	210 0 0	1,439 4 6	2,279 14 5	564 10 0	35 5 0	—	25 0 0	—	—	4,943 4 0½	10,610 5 11½	9,167 12 2	1,442 13 9½	—
1876-77	1,375 1 0	—	540 0 6	200 0 0	1,666 14 0	1,170 1 10	305 4 6	8 4 6	36 8 0	25 0 0	—	—	7,593 5 1	12,919 19 5	11,650 6 8	1,269 12 9	—
1877-78	1,067 12 0	—	652 9 0	307 10 0	1,024 14 1	1,486 10 0	55 0 0	41 0 0	—	25 0 0	—	—	2,995 4 0	7,648 19 1	9,199 17 3	—	1,550 18 2
1878-79	849 1 0	—	706 5 4	235 16 6	1,940 5 8	1 505 1 2	126 0 0	10 0 0	—	50 0 0	—	—	3,057 13 0	8,480 2 8	8,080 8 3	399 14 5	—
1879-80	640 7 6	—	466 19 7	330 19 0	1,348 11 1	1,177 14 10	269 10 0	34 7 0	—	50 4 3	—	500 0 0	3,703 7 0	8,522 0 3	7,858 12 6	663 7 9	—
1880-81	633 1 0	—	373 7 6	Not sold	2,108 0 4	1,717 10 1	115 0 0	145 12 0	—	60 0 0	—	50 0 0	4,114 6 7	9,316 17 6	9,761 5 6	—	444 8 0
1881-82	860 13 0	284 18 6	544 14 6	Not sold	1,356 7 6	2,075 9 2	357 0 0	36 17 6	—	51 0 6	—	—	3,325 5 0	8,892 5 8	8,123 16 1	768 9 7	—
1882-83	790 8 0	—	630 0 0	538 5 0	1,755 13 8	2,658 9 11	65 0 0	132 18 6	—	47 14 9	—	300 0 0	4,346 12 0	11,265 1 10	10,274 8 10	990 13 0	—
1883-84	818 14 0	—	638 11 10	180 10 0	2,101 11 5	2,229 19 1	126 0 0	218 16 0	—	25 0 0	—	—	2,986 17 0	9,325 13 4	9,068 1 2	257 12 2	—
1884-85	740 5 3	—	312 3 6	Not sold	1,564 0 0	1,813 7 7	215 8 0	75 8 6	—	37 3 4	—	406 0 0	3,469 15 0	8,633 11 2	8,497 0 10	136 10 4	—
1885-86	623 17 3	71 10 9	397 7 9	458 18 0	1,741 3 11	1,026 15 5	218 10 0	98 7 7	—	25 0 0	75 0	101 10 0	2,152 9 0	6,990 9 8	7,176 6 8	—	185 17 0
1886-87	345 18 6	—	310 3 3	153 0 0	1,690 0 0	1,584 15 9	15 10 0	136 0 0	—	25 0 0	—	—	2,701 10 0	6,961 17 6	7,054 4 8	—	92 7 2
1887-88	816 14 11	213 16 0	604 0 0	206 10 0	1,364 16 6	1,051 11 4	171 17 6	50 4 6	—	25 0 0	—	81 4 0	2,548 0 0	7,133 14 9	6,864 13 8	269 1 1	—
1888-89	853 0 6	167 3 9	270 9 0	197 0 0	1,965 5 0	3,245 16 10	214 0 0	150 0 0	—	25 0 0	—	133 19 8	3,012 1 4	10,233 16 1	8,831 3 9½	1,402 12 3½	—
1889-90	403 19 6	88 0 0	466 6 0	187 6 0	1,139 14 6	1,799 17 3	239 13 0	207 6 6	—	25 0 0	—	203 0 0	4,072 8 0	8,832 10 9	8,056 13 4	775 17 5	—
1890-91	356 8 7	123 15 0	351 4 0	190 0 0	1,485 4 11	1,249 10 4	298 10 0	115 10 6	—	25 0 0	—	—	4,473 4 4	9,168 7 8	8,592 6 1	576 1 7	—
															Totals -	9,228 19 2½	2,273 10 4

Total profit for 17 years - = £ 6,955 s. 8 d. 10½

Average annual profit - = 409 2 10
= 9·1 per cent. on average capital employed.

No interest is charged on capital.
Nothing is charged for management.
Any housekeeping expenses are charged in the account.

APPENDIX A. 1.—(C.)

ACCOUNTS of a FARM in NORTH CAMBRIDGESHIRE - - - - - Size of farm { 1874 - 372 acres. 1875–83 - 445 ,, (average). 1884–7 - 754 ,, 1887–94 - 952 ,, (average).

Soil, chiefly fen, with the vegetable soil mostly evaporated. System of farming, five-course.

EXPENDITURE.

Year.	Valuation at commencement of Year.	Rent.	Rates, Taxes, Tithe, &c.	Beasts.	Sheep.	Horses.	Pigs.	Corn.	Cake and Feeding Stuffs.	Labour.	Keeping Seeds, &c.	Manures and Tradesmen's Bills, including Implements, Dead Stock.	Sundries.	Total Expenditure.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1874–75 - - -	4,414 10 1	764 0 0	67 9 7	650 3 6	2,828 2 6	39 17 6	2 16 0	140 9 0	513 3 8	533 2 0	22 11 7	152 3 3½	110 5 0	10,238 13 8½
1875–76 - - -	5,738 14 4½	764 0 0	96 0 10	136 2 0	1,523 12 0	117 10 0	—	62 8 1	934 3 0	567 7 0	36 4 6	231 15 5	85 13 7½	10,293 10 10
1876–77 - - -	5,371 8 0	764 0 0	89 10 5	234 14 6	1,220 7 6	77 2 6	—	76 1 1	589 5 2	460 5 7½	15 19 6	164 13 10	65 9 0	9,128 17 1½
1877–78 - - -	6,118 10 0	734 0 0	93 9 10½	215 11 10	1,420 4 4	41 1 0	—	60 18 5	693 9 3	476 10 0½	31 5 6	190 8 9	76 15 0	10,152 4 0
1878–79 - - -	6,418 16 8	734 0 0	96 18 10½	493 11 3	1,107 5 0	44 10 0	21 6 6	46 10 8	658 3 0	549 6 8	12 19 2	155 19 1	62 8 5	10,402 5 3½
1879–80 - - -	3,914 18 0	704 0 0	89 14 11	442 5 0	2,048 13 0	34 5 0	—	66 13 1	777 16 7	592 15 2	9 10 6	143 3 0	80 0 10½	8,903 15 1½
1880–81 - - -	5,795 18 6	81 8 0 704 0 0	51 14 1½ 85 5 0½	103 0 3	894 14 3	74 2 6	—	103 4 0	660 4 0	927 4 6	15 14 4	207 7 2	68 5 3½	9,772 1 11½
1881–82 - - -	4,039 19 0	626 12 4	165 14 4½	159 19 6	1,418 6 6	69 8 6	11 6 9	170 9 6	763 5 0	698 1 8½	21 7 7	278 13 11	64 3 4½	8,487 8 0½
1882–83 - - -	5,386 9 6	789 1 0	230 1 2	84 4 0	839 16 3	88 0 0	18 1 0	57 17 8	872 6 0	869 15 2	58 6 3	535 1 9	62 6 4	9,841 6 1
1883–84 - - -	5,462 9 0	1,169 12 3	226 19 4	449 11 6	1,410 19 5	10 10 0	—	131 17 5	559 6 6	1,156 8 0	50 16 0	472 18 4	48 4 5	11,149 12 2
1884–85 - - -	5,348 17 3	1,097 4 10	358 14 10	222 3 10	1,162 11 4	126 0 6	—	108 17 8	347 0 1	1,437 3 0½	51 16 11	370 1 5½	55 3 10	10,685 15 7
1885–86 - - -	5,559 4 6	1,462 0 0	3 17 0 504 16 10½	146 10 0	1,334 17 7	12 0 0	—	88 12 11	484 16 0	1,489 16 2	37 13 7	639 1 10	60 14 1	11,824 0 6½
1886–87 - - -	6,011 18 0	1,402 0 0	453 5 6	269 15 0	975 10 6	36 2 6	2 5 0	75 8 10	695 19 3	1,531 16 8½	70 5 0	596 17 9½	60 8 3½	12,241 13 4½
1887–88 - - -	6,283 6 6	1,393 0 6	52 15 5 449 2 1	339 12 0	829 1 9	43 7 0	—	112 2 6	500 9 3	1,491 12 11	69 5 8	451 14 5	59 7 6	12,074 17 6
1888–89 - - -	5,503 14 6	1,323 0 0	387 5 0	141 13 0	1,194 12 6	34 18 2	0 0 6	85 13 2	657 4 8½	1,253 19 1½	80 7 9	322 12 5	87 0 7	11,072 1 5
1889–90 - - -	6,297 17 0	1,326 0 0	7 18 0 380 12 9½	654 15 0	1,615 12 11	49 12 6	11 15 6	41 13 10	534 14 6	1,312 7 7½	80 18 6	330 7 4	60 16 0½	12,705 1 6½
1890–91 - - -	6,739 14 4	1,329 0 0	390 17 8	511 15 0	850 10 3	96 1 5	—	91 6 11	878 13 2	1,348 12 5	47 14 4	453 8 2	70 13 8	12,808 7 4
1891–92 - - -	6,864 15 0	1,329 0 0	385 14 8	354 11 6	853 8 0	38 8 6	—	69 15 9	737 5 9	1,307 0 1½	99 4 10	422 10 3	64 13 8	12,523 8 0½
1892–93 - - -	5,878 11 4	1,333 0 0	390 6 11	245 9 6	756 4 7	54 13 6	—	83 18 4	621 16 10	1,289 17 3	47 2 3	309 3 7	65 15 8	11,075 19 9
1893–94 - - -	5,444 19 0	1,333 0 0	25 0 0 366 2 10	89 13 2	826 5 0	29 8 0	—	79 7 2	763 15 6	1,178 1 7	45 10 6	271 9 3	64 2 5	10,516 14 5

Receipts.

Year.	Wheat.	Barley.	Oats.	Peas and Seeds, &c.	Cattle and Dairy Produce.	Sheep and Wool.	Horses.	Pigs.	Seed Account.	Poultry, &c.	Dead Stock, Implements, &c.	Sundries.	Return of Rent, &c.	Valuation at End of Year.	Total Receipts.	Total Expenditure.	Profit.	Loss.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1874-75	563 1 9	336 4 0	544 8 6	1 16 6	1,128 7 3½	2,613 6 3½	122 2 6	85 0 10	45 0 0	11 7 10½	18 6 9	9 16 0	—	5,738 14 4½	11,217 12 8	10,238 13 8½	—	345 5 4
1875-76	725 16 6	—	181 8 10	31 15 6½	571 15 9½	3,086 12 5	150 0 0	24 1 0	4 12 8	26 15 6	12 15 3	61 18 5	—	5,371 8 0	10,248 19 11	10,293 10 10	322 15 5½	—
1876-77	821 2 2	—	335 4 6	56 16 6	645 17 7	2,292 2 4	69 11 6	11 4 10	2 8 0	23 16 10	10 14 3	15 17 3	—	6,118 10 0	10,403 5 9	9,128 17 1½	527 6 7½	—
1877-78	813 6 9	—	229 1 0	235 14 6	871 14 4½	2,359 8 3	—	80 2 0	8 16 0	25 5 0	6 14 0	10 5 3½	—	6,418 16 8	11,059 3 10	10,152 4 0	606 13 2	—
1878-79	421 0 0	—	208 16 0	218 15 0	990 12 0	3,330 13 11	27 2 0	250 5 0	37 3 6	—	2 9 6	8 4 6	—	3,914 18 0	9,409 19 5	10,402 5 3½	1,511 12 9½	—
1879-80	841 10 6	—	194 7 6	39 11 6	728 0 9	1,291 8 1	—	74 13 0	52 8 9	18 5 6	7 10 11½	11 4 7½	352 2 6	5,795 18 6	9,407 2 2	8,903 15 1½	—	1,377 13 5½
1880-81	393 12 6	—	396 16 6	120 1 6	937 6 6	2,324 16 0½	17 1 0	75 7 6	35 14 1	0 4 0	13 13 1	5 15 4	174 18 9	4,039 19 0	8,535 5 9½	9,772 1 11½	519 3 4	—
1881-82	586 17 2	49 10 0	166 14 6	174 17 7	796 11 7	2,073 0 8	42 1 6	60 11 0	5 14 6	—	11 18 4	0 15 6 38 16 6	15 3 0	5,386 9 6	9,409 1 4	8,487 8 0½	—	424 17 2½
1882-83	733 14 6	5 5 0	344 18 6	248 17 8	943 17 1	2,081 8 3	88 10 0	111 18 6	7 11 9	22 3 6	114 10 2	46 8 0	180 17 1	5,462 9 0	10,392 9 0	9,841 6 1	475 3 5	—
1883-84	433 8 6	448 3 6	573 18 9	107 16 9	800 13 6	2,584 17 9	83 10 0	149 8 6	—	15 2 0	34 16 0	65 19 5	37 7 0	5,348 17 3	10,683 18 11	11,149 12 2	—	352 1 6
1884-85	1,129 14 9	378 8 6	258 1 11	204 8 8	841 8 3½	1,702 4 0½	1 2 0	271 12 6	32 6 4	42 17 0	7 18 6	116 2 1	12 17 9	5,559 4 6	10,558 6 10	10,685 15 7	—	337 16 0
1885-86	1,143 3 3	259 5 6	897 19 6	407 16 7	661 8 1	2,214 6 1½	1 0 0	99 1 1	5 12 6	24 19 9	221 8 8	39 17 0	565 9 7	6,011 18 0	12,553 5 7½	11,824 0 6½	276 11 7	—
1886-87	1,939 19 3	297 6 8	510 16 0	333 9 7	827 16 4	1,662 11 7	41 0 0	159 14 6	49 9 3	29 10 3	342 17 5	51 9 5	287 7 11	6,283 6 6	12,816 14 8	12,241 13 4½	303 12 9½	—
1887-88	1,798 18 0	270 12 6	461 0 8	251 7 1	804 6 8	1,787 10 8	3 0 0	171 12 3	9 12 0	53 15 9	308 8 7	56 9 11	629 0 7	5,503 14 6	12,109 9 2	12,074 17 6	814 3 8	—
1888-89	1,183 13 3	406 9 9	337 5 7	222 13 2	975 19 5	2,070 12 7	81 0 0	140 4 6	16 13 9	25 12 6	361 11 6	6 1 7	74 9 0 186 8 7	6,297 17 0	12,386 12 2	11,072 1 5	520 8 3	—
1889-90	1,254 4 9	333 19 0	476 16 6	293 9 5	747 4 0	2,246 6 7	199 17 6	138 18 0	77 16 8	16 1 9	74 6 6	41 9 11	249 15 6	6,739 14 4	12,880 0 5	12,705 1 6½	—	266 18 5½
1890-91	976 9 3	537 10 0	712 7 3	394 13 8	1,052 11 5	1,575 6 7	258 16 6	307 3 6	47 9 0	43 4 0	48 19 2	28 7 3	336 6 11	6,861 15 0	13,180 19 6	12,808 7 4	250 11 6	—
1891-92	1,655 7 3	313 9 0	311 9 3	464 15 1	1,057 0 4	1,200 4 5	148 9 6	72 19 6	37 14 3	27 15 8	64 13 4	22 8 0	247 0 2	5,878 11 4	11,501 17 1	12,523 8 0½	—	38 7 3
1892-93	882 5 3	339 7 6	473 14 9	448 11 5	988 8 0	1,365 18 2	76 0 0	183 13 6	13 9 3	18 12 3	127 5 7	52 16 2	419 6 5	5,444 19 0	10,834 7 3	11,075 19 9	191 19 10	—
1893-94	562 8 0	213 12 6	221 9 8	287 0 0	887 10 4	1,472 2 9	86 14 0	125 7 0	202 7 8	76 18 5	99 5 6	25 13 0 51 10 0	25 0 0 473 17 11	5,196 14 0	10,007 10 9	10,516 14 5	—	260 18 8
																Totals -	6,320 2 5	3,403 17 10½

	£	s.	d.
Total profit for 20 years - - - -	2,916	0	0
Average annual profit - - - -	145	6	2½

No interest is charged on capital.
Nothing is charged for management.
Nothing taken off the farm for housekeeping.

Appendix A. 1.—(D).

Accounts of a Farm in South Cambridgeshire, from Michaelmas 1891 to Michaelmas 1892.

(Farm 400 acres, of which 50 acres is grass.)

Dr.	£	s.	d.
Labour	635	11	5
Rent, tithe, and rates	358	11	8
Tradesmen's bills	117	1	5
Seeds bought and corn consumed (grown on farm)	439	14	2
Cake	394	8	0
Meal	20	19	6
Manure (artificial)	47	2	0
Live stock bought	909	10	0
Stock let out to feed	0	18	0
Sundries	20	9	10
Grazing stock, valuation	848	7	0
13 horses, 5 colts, harness, and implements	653	0	0
Hay, valuation	244	0	0
Clover seeds, ditto	48	2	6
Manure (artificial), ditto	50	4	9
Fallows, ditto	206	0	0
Balance threshed corn, ditto	30	0	0
Hoeing turnips, ditto	12	10	0
20 coombs peas, ditto	16	0	0
Fixtures in house, ditto	25	0	0
	5,077	6	3

Cr.	£	s.	d.
Miscellaneous	39	0	6
Live stock sold	1,703	15	6
Wool	52	0	0
Estimate of corn crop:—			
72 acres wheat, 9 coombs per acre, at 14*s.*	453	12	0
18 acres wheat, 5 coombs per acre, at 14*s.*	63	0	0
60 acres barley, 9 coombs per acre, at 12*s.*	324	0	0
8 acres barley, 6 coombs per acre, at 12*s.*	28	16	0
12 acres oats, 9 coombs per acre, at 7*s.* 6*d.*	40	10	0
Grazing stock, valuation	706	8	0
12 horses, 5 colts, harness, and implements	529	0	0
Hay, valuation	198	5	0
Clover seeds, ditto	48	15	0
Manure (artificial), ditto	47	2	0
Fallows, ditto	182	0	0
Balance threshed corn, ditto	28	0	0
Hoeing turnips, ditto	12	10	0
Fixtures in house, ditto	25	0	0
Loss	465	12	4
	5,077	6	3

No interest charged on capital.

Nothing charged for management.

No housekeeping expenses.

APPENDIX A. 2. [Paragraph 50.]

PARTICULARS of EXPENDITURE and OUTGOINGS or DEDUCTIONS from RENTAL for the THORNEY and WANSFORD ESTATE.

Periods.	1. Cultivated Acreage. In hand.	1. Cultivated Acreage. Let.	2. Agreed Rental.	Receipts and Expenditure in certain Periods from 1842 to 1892. 3. Rent actually received, not deducting Income Tax.	4. Tithe Rent charge paid by Owner.	5. Land Tax.	6. Local Rates paid by Owner.	7. Drainage or Embankment Rates, &c., paid by Owner.	8. Repairs, Fences, and Insurance.	9. Expenses of Management.	10. Miscellaneous Outgoings not included in previous Columns (if any).	11. Total of Columns 4 to 10.	12. Net Income from Property after Payment of Outgoings.	Permanent Improvements. (The cost of which is not included in any of the preceding Columns.) 13. New Buildings.	14. Drainage Allowances for Grass Seeds and other Improvements.
		Acres.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d	£ s. d.
1842	—	21,645	30,747 15 6	31,266 15 6	836 0 0	735 17 2	54 6 6	4,299 3 5	8,056 19 4	2,095 18 5	2,372 18 8	18,451 3 6	12,815 12 0	—	970 5 7
1852	—	22,099	32,400 9 10	36,182 17 6	1,014 6 4	742 14 8	51 18 0	7,928 0 3	7,571 3 5	2,558 14 10	1,549 11 6	21,416 9 0	14,766 8 6	4,040 5 2	469 10 1
1862	—	22,377	39,969 8 1	39,825 10 8	808 14 6	781 6 8	67 15 1	9,445 10 4	4,929 17 10	1,843 6 5	2,461 18 11	20,338 9 9	19,487 0 11	1,100 11 4	—
1872	—	22,914	42,622 9 1	43,328 5 5	601 7 3	—	133 6 8	9,311 15 2	9,430 5 6	2,666 10 10	6,424 4 7	28,567 10 0	14,760 15 5	1,350 0 2	128 11 10
1873	—	22,940	42,976 1 3	43,603 18 7	624 7 1	—	175 17 5	9,440 7 2	4,067 13 10	2,870 5 5	3,660 14 1	20,839 5 0	22,764 13 7	1,186 15 6	195 12 2
1874	—	22,783	42,866 17 8	43,468 2 3	621 18 11	0 11 2	167 17 1	9,350 3 0	8,955 4 2	2,691 15 8	3,019 0 3	24,806 10 3	18,661 12 0	2,585 5 3	202 14 9
1875	—	22,806	43,207 13 1	43,139 13 6	621 12 0	1 2 4	183 5 2	9,476 12 7	8,913 3 11	3,973 15 2	3,646 12 4	26,816 3 6	16,323 10 0	8,195 15 8	122 16 8
1876	—	23,129	43,896 4 10	43,621 5 4	582 11 2	1 2 4	184 15 2	9,609 18 4	6,339 11 7	2,492 5 3	3,715 18 3	22,926 2 1	20,695 3 3	4,890 19 9	9,000 6 10
1877	—	23,185	44,259 14 7	44,455 7 7	584 6 6	1 3 10	199 15 4	9,620 17 11	4,875 10 3	2,487 12 10	4,973 4 3	22,742 10 11	21,712 16 8	6,534 10 2	3,703 11 6
1878	—	23,188	44,382 17 4	44,296 8 7	599 17 9	2 1 10	200 14 10	9,571 19 0	5,534 12 1	2,544 12 6	4,471 19 7	22,925 17 7	21,370 11 0	4,591 5 4	743 14 11
1879	—	23,195	44,527 5 11	25,098 18 6	595 14 3	2 8 0	203 1 10	9,552 19 7	4,219 14 11	2,419 17 7	4,427 11 3	21,421 7 5	3,677 11 1	3,403 18 6	603 12 5
1880	—	23,176	44,222 15 11	31,501 12 7	584 16 3	3 6 6	207 5 0	9,593 2 6	5,345 9 5	2,432 19 10	5,334 15 7	23,501 15 1	7,999 17 6	3,616 12 11	785 19 3
1881	—	23,160	43,114 16 8	23,694 13 11	570 8 2	5 13 4	204 8 2	9,590 4 11	4,584 5 11	2,307 0 6	4,046 4 10	21,308 5 10	2,386 8 1	3,527 17 11	1,198 9 2
1882	—	23,170	41,071 17 10	42,143 13 0	547 18 10	6 14 7	200 8 10	9,596 4 6	4,237 4 11	2,989 5 7	2,988 0 5	20,565 17 8	21,577 15 4	604 16 6	916 3 1
1883	—	23,064	39,404 6 5	39,262 19 4	533 12 3	6 18 7	179 1 2	9,553 14 10	3,915 3 7	2,157 15 3	3,069 10 10	19,415 16 6	19,847 2 10	3,997 8 10	1,119 9 2
1884	—	23,115	39,386 6 5	38,156 2 0	523 1 4	6 18 7	193 12 6	9,539 15 6	4,542 16 2	2,371 3 10	2,136 12 1	19,314 0 0	18,842 2 0	3,577 5 2	1,088 17 4
1885	—	23,115	39,397 2 0	22,785 7 0	495 1 6	6 18 7	185 12 7	9,552 15 4	4,365 10 10	2,338 13 11	2,035 9 4	18,980 2 1	3,805 4 11	138 5 0	118 13 4
1886	—	23,115	39,403 7 10	33,515 4 5	481 16 10	6 18 7	185 0 3	9,549 16 6	4,448 14 8	2,095 15 6	2,047 6 1	18,815 8 5	14,699 16 0	1,938 19 1	855 11 5
1887	221	22,894	39,366 11 0	23,458 16 6	466 5 6	6 18 7	198 16 11	9,546 14 11	3,862 19 0	2,041 19 6	3,743 16 3	19,867 10 8	3,591 5 10	2,469 16 10	60 19 6
1888	221	22,894	39,380 2 0	35,733 12 7	450 3 10	6 18 7	186 14 4	9,579 11 8	3,645 2 4	2,064 11 10	4,672 13 2	20,605 15 9	15,127 16 10	—	—
1889	267	22,911	39,468 14 9	33,474 19 6	445 3 0	7 0 6	204 11 0	9,109 15 0	3,743 6 0	2,130 6 10	3,360 2 3	19,000 4 7	14,474 14 11	3,610 14 9	158 1 9
1890	—	23,222	39,435 1 5	31,841 17 6	429 2 0	7 2 5	179 1 9	8,642 11 4	3,603 5 10	2,164 3 2	2,644 3 8	17,669 10 2	14,172 7 4	2,462 17 6	23 1 3
1891	377	22,845	39,398 9 6	36,193 15 7	426 5 3	7 9 5	211 9 11	8,672 4 1	3,779 0 6	2,162 1 6	4,591 5 3	19,849 15 11	16,343 19 8	411 10 11	20 15 0
1892	377	22,845	39,412 2 3	27,963 14 2	424 17 2	7 9 5	240 13 3	8,696 19 0	3,726 18 11	2,061 2 8	3,217 5 3	18,375 5 8	9,588 8 6	1,756 10 3	—
Totals for 21 years		483,666	871,200 17 9	750,738 7 10	11,210 6 10	94 17 2	4,025 9 2	197,158 2 10	106,135 14 4	51,463 15 2	78,226 9 7	448,314 15 1	302,423 12 9	60,851 6 0	21,047 1 4
Average - -		23,032	41,485 15 1	35,749 8 11	533 16 6	4 10 4	191 13 9	9,388 9 8	5,054 1 8	2,450 13 1	3,725 1 5	21,348 6 5	14,401 2 6	2,897 13 8	1,002 4 10

Distribution of Estate in 1894.

Number, Size, and Rental of Holdings. No. of Holdings.	Size of Holdings.	Acreage.	Rental.
	Acres.	A. R. P.	£ s. d.
1	1 to 5	4 0 16	8 10 0
8	5 „ 10	65 0 4	133 13 0
6	10 „ 20	104 0 9	156 10 0
9	20 „ 50	292 2 16	511 0 0
6	50 „ 100	411 3 29	723 0 0
36	100 „ 300	7,784 4 2	12,302 0 6
18	300 „ 500	7,192 0 33	11,872 17 0
11	500 and upwards.	6,187 2 23	9,633 14 8

NOTES.

In 1881 the estates were re-valued by Mr. James Martin.

Column 3.—In column 3 sundry estate receipts are included as well as rent.

Column 5.—In the period 1862–72 the land tax was redeemed.

Column 8.—The sums entered in this column include expenditure on buildings.

Column 10.—This includes a total expenditure in the years 1872 to 1892 inclusive of 9,033*l.*

Columns 13 and 14.—Permanent improvements are confined strictly to *estate works.*

In 11 years since, including 1879, the abatements on those estates have ranged from 10 to 50 per cent., the average remission during the 14 years from 1879 to 1892 inclusive, being 24 per cent. at Thorney and 27 per cent. at Wansford.

Appendix A. 3.

Appendix A. 3.—(A.) [Paragraph 38.]

Fall in Prices of Corn on Mr. Mawer's Farm.

Year.	Price per Acre of Wheat.	Price per Acre of All Cereals.	Year.	Price per Acre of Wheat.	Price per Acre of All Cereals.
	£ s. d.	£ s. d.		£ s. d.	£ s. d.
1874–75	13 7 7	13 6 9¾	1885–86	9 8 11	9 4 1¾
1875–76	8 18 8¼	8 8 0	1886–87	7 0 10¼	6 11 10½
1876–77	9 18 9½	10 6 4	1887–88	8 4 4	8 0 6
1877–78	10 8 0½	9 16 9	1888–89	8 0 6½	6 18 3
1878–79	8 14 6¼	8 17 7¼	1889–90	6 12 7¾	7 2 9¾
1879–80	8 8 4	8 7 4	1890–91	7 16 4¼	7 17 9¾
1880–81	6 1 11½	6 12 5½	1891–92	7 16 1¾	7 6 3
1881–82	8 5 8	8 14 7	1892–93	3 12 2	5 2 9½
1882–83	7 11 2	7 6 2½	1893–94	4 10 1½	4 5 8¼
1883–84	5 14 5	7 14 2½	1894–95*	5 2 11	5 2 5¾
1884–85	8 12 6½	8 7 10¼			

* Calculated on prices obtained up to April 18, 1895.

Appendix A. 3.—(B.)

Fall in Prices of Wool on Mr. Mawer's Farm.

Years.	Price per Tod.	Years.	Price per Tod.
	£ s. d.		£ s. d.
1874–75	2 10 0	1884–85	1 2 6
1875–76	1 19 0	1885–86	1 1 6
1876–77	1 16 0	1886–87	1 3 4
1877–78	1 16 0	1887–88	1 2 4
1878–79	1 7 0	1888–89	1 3 6
1879–80	1 14 0	1889–90	1 3 6
1880–81	1 8 0	1890–91	1 2 6
1881–82	1 4 0	1891–92	0 19 6
1882–83	1 1 0	1892–93	1 2 0
1883–84	1 1 6	1893–94	1 1 3

APPENDIX A. 4.

POULTRY ACCOUNTS by MRS. FEATHER, SOHAM. [Paragraph 8.]

1890.

RECEIPTS.

Date.	Stock.	Month.	No. of Eggs laid.	Amount.	No. of Chickens sold.	Amount.	No. of Fowls sold.	Amount.
1890.				£ s. d.		£ s. d.		£ s. d.
January 1 -	3 hens.	January -	93	0 12 0	—	—	—	—
„	10 pullets.	February -	132	0 10 0	—	—	—	—
„	3 cocks.	March -	190	0 13 2	—	—	—	—
		April -	234	0 15 8	—	—	—	—
	Chickens hatched.	May -	169	0 11 4	—	—	—	—
April 3 -	10	June -	222	0 16 2	—	—	—	—
May 16 -	11	July -	171	0 12 3	—	—	—	—
„ 25 -	14	August -	154	0 11 0	—	—	—	—
		September -	149	0 12 5	—	—	—	—
June 17 -	—	October -	86	0 8 7	6	0 15 0	—	—
August 24 -	—	November -	128	0 15 0	6	0 15 0	—	—
October 30 -	—	December -	321	1 17 6	—	—	10	1 5 0
Totals -	51	—	2,049	8 15 1	12	1 10 0	10	1 5 0

EXPENDITURE.

Date.	Food.	Amount.	Eggs purchased for sitting.	Loss by Fowls dying.
1890.		£ s. d.	£ s. d.	£ s. d.
January -	Wheat and maize - - - -	0 9 2	—	—
„ -	Meal and Barley - - - -	0 5 7	—	—
February -	Animal food - - - -	0 0 6	—	—
„ -	Meal and bran - - - -	0 7 2½	—	—
April -	Wheat and barley - - -	0 12 0	—	—
„ -	Rice and oatmeal - - - -	0 2 6½	—	—
May -	Animal food - - - -	0 2 0	—	—
„ -	Meal - - - - - - -	0 3 4	—	—
June -	Wheat and seed - - -	0 8 4	—	—
July -	Wheat and barley - - - -	1 1 0	—	—
August -	Meal - - - - -	0 6 6	—	—
October -	Barley - - - - -	0 8 0	—	—
November -	Wheat - - - - - -	0 8 0	—	—
„ -	Animal food - - - -	0 1 0	—	—
December -	Mangolds - - - - -	0 2 6	—	—
„ -	Medicine - - - - -	0 1 9	—	—
		4 19 5	—	—

SUMMARY AND BALANCE SHEET.

Dr.	£ s. d.
To amount of valuation on the 1st day of January 1890 - - - - - -	2 0 0
„ amount paid for food - - - - - - - - - -	4 19 5
	6 19 5
Balance - - -	8 3 2
	15 2 7

Cr.	£ s. d.
By amount received for eggs - - - - - -	8 15 1
„ amount received for chickens - - - - - -	1 10 0
„ amount received for fowls - - - - - -	1 5 0
„ amount of valuation of stock (29) on the 31st day of December 1890	3 12 6
	15 2 7

Appendix A. 4.—*cont.*

1891.

RECEIPTS.

Date.	Stock.	Month.	No. of Eggs laid.	Amount.	No. of Chickens sold.	Amount.	No. of Fowls sold.	Amount.
				£ s. d.		£ s. d.		£ s. d.
1891. January -	3 hens.	January -	190	0 19 7½	—	—	—	—
,, -	23 pullets.	February -	288	1 5 1½	—	—	—	—
,, -	3 cocks.	March -	304	1 0 3	—	—	—	—
		April -	378	1 8 6	—	—	—	—
	Chickens hatched.	May -	329	1 0 6	—	—	—	—
March 3 -	10	June -	287	1 0 6	—	—	—	—
,, 29 -	6	July -	346	1 5 0	—	—	—	—
May 13 -	11	August -	371	1 8 0	—	—	—	—
,, 19 -	10	September -	233	1 3 3	—	—	—	—
,, 20 -	12	October -	130	0 15 10½	—	—	—	—
		November -	91	0 12 2½	—	—	—	—
		December -	381	2 7 7	—	—	—	—
June 24 -	—	—	—	—	8	1 0 0	—	—
August 27 -	—	—	—	—	10	1 0 0	—	—
September 8 -	—	—	—	—	8	0 15 6	14	1 15 0
Totals -	78	—	3,328	14 1 5	26	2 15 6	14	1 15 0

EXPENDITURE.

Date.	Food.	Amount.	Eggs purchased for sitting.	Loss by Fowls dying.
		£ s. d.	£ s. d.	£ s. d.
1891. January -	Barley and wheat - - -	1 17 0	—	—
,, -	Meal and maize - - - -	0 7 8	—	—
,, -	Animal food - - -	0 1 11	—	—
May -	Wheat - - -	0 15 0	—	—
,, -	Meal - - - - -	0 7 6	—	—
,, -	Rice and canary seed - -	0 5 0	—	—
July -	Wheat - - - -	1 10 0	—	—
,, -	Meal - - - - -	0 17 3	—	—
October -	Wheat and barley - -	1 5 0	—	—
,, -	Animal food - - - -	0 1 6	—	—
November -	Meal - - - - -	0 4 10	—	—
,, -	Mangold - - -	0 4 0	—	—
December -	Buckwheat - - - -	0 3 4	—	—
,, -	Animal food - - - - -	0 2 6	—	—
,, -	Meal - - - - -	0 2 6	—	—
		8 5 0	—	—

SUMMARY AND BALANCE SHEET.

Dr.	£ s. d.
To amount of valuation on the 1st of January 1891 - - - - - -	3 12 6
,, amount paid for food - - - - - - - -	8 5 0
	11 17 6
Balance - - -	11 9 5
	23 6 11

Cr.	£ s. d.
By amount received for eggs - - - - - - -	14 1 5
,, amount received for chickens - - - - - -	2 15 6
,, amount received for fowls - - - - - - -	1 15 0
,, amount of valuation of stock. (38) on the 31st of December 1891 -	4 15 0
	23 6 11

Appendix A. 4.—*cont.*

1892.

RECEIPTS.

Date.	Stock.	Month.	No. of Eggs laid.	Amount.	No. of Chickens sold.	Amount.	No. of Fowls sold.	Amount.
				£ s. d.		£ s. d.		£ s. d.
1892. January -	12 hens.	January -	212	1 1 1	—	—	—	—
„ -	23 pullets.	February -	276	1 3 0	—	—	—	—
„ -	3 cocks.	March -	501	1 12 9	—	—	—	—
	Chickens hatched.	April -	527	1 13 0	—	—	—	—
January 8 -	10	May - -	479	1 10 0	—	—	—	—
March 7 -	6 9	June - -	602	2 3 0	—	—	—	—
„ 28 -	11	July - -	434	1 12 7	—	—	—	—
April 11 -	11	August -	516	2 3 0	—	—	—	—
May 5 -	10	September -	480	2 0 0	—	—	—	—
„ 13 -	22	October -	204	1 0 4	—	—	—	—
April 19 -	—	November -	261	1 9 0	15	2 2 6	—	—
June 20 -	—	December -	400	2 10 0	28	3 10 0	—	—
September 11	—	—	—	—	11	1 2 0	—	—
October 15 -	—	—	—	—	—	—	7	1 2 9
Totals -	125	—	4,892	19 17 9	54	6 14 6	7	1 2 9

EXPENDITURE.

Date.	Food.	Amount.	Eggs purchased for sitting.	Loss by Fowls dying.
		£ s. d.	£ s. d.	£ s. d.
1892. January -	Wheat and barley - - -	1 2 0	—	—
„ -	Animal food - - - -	0 2 6	—	—
„ -	Chicken meal - - - -	0 16 0	—	—
„ -	Buckwheat - - - -	0 5 9	—	—
April -	Meal - - - - -	0 11 5	0 6 6	0 5 0 (two).
„ -	Wheat and barley - - - -	1 5 0	—	—
„ -	Rice - - - - -	0 8 4	—	—
„ -	Eggs for chickens - - -	0 3 0	—	—
July -	Wheat and barley - - -	1 9 0	—	—
„ -	Meal - - - - -	1 2 2	—	—
October -	Animal food - - - -	0 3 0	—	—
„ -	Meal - - - - -	0 13 6	—	—
November -	Wheat and barley - - -	1 6 4	—	—
December -	Meal - - - - -	1 0 0	—	—
„ -	Wheat - - - - -	0 12 6	—	—
„ -	Mangold - - - - -	0 11 0	—	—
		11 11 6	0 6 6	0 5 0

SUMMARY and BALANCE SHEET.

Dr.	£ s. d.
To amount of valuation on the 1st of January 1892 - - - -	4 15 0
„ amount paid for food - - - - - - -	11 11 6
„ amount paid for eggs for sitting - - - - - -	0 6 6
„ amount of loss by fowls dying - - - - - -	0 5 0
	16 18 0
Balance - - -	18 17 0
	35 15 0

Cr.	£ s. d.
By amount received for eggs - - - -	19 17 9
„ amount received for chickens - - - -	6 14 6
„ amount received for fowls - - - -	1 2 9
„ amount of valuation of stock (62) on the 31st of December 1892	8 0 0
	35 15 0

Appendix A. 4.—*cont.* 1893.

Receipts.

Date.	Stock.	Month.	No. of Eggs laid.	Amount.	No. of Chickens sold.	Amount.	No. of Fowls sold.	Amount.
1893.				£ s. d.		£ s. d.		£ s. d.
January -	28 hens.	January -	300	1 12 2	—	—	—	—
	27 pullets.	February -	342	1 8 0	—	—	—	—
	7 cockerels	March -	620	2 0 0	—	—	—	—
	Chickens	April -	1,030	3 5 6	—	—	—	—
	hatched.	May -	852	3 0 6	—	—	—	—
January 22 -	10	June -	775	2 15 0	—	—	—	—
February 15 -	7	July -	889	3 3 6	—	—	—	—
March 16 -	11	August -	677	2 16 5	—	—	—	—
April 9 -	18	September	503	2 1 11	—	—	—	—
„ 19 -	16	October -	380	1 18 0	—	—	—	—
May 5 -	13	November -	416	2 12 0	—	—	—	—
„ 7 -	21	December -	1,012	6 6 6	—	—	—	—
„ 13 -	6	—	—	—	—	—	—	—
„ 30 -	13	—	—	—	—	—	—	—
June 4 -	17	—	—	—	—	—	—	—
„ 20 -	9	—	—	—	—	—	—	—
April 20 -	—	—	—	—	8	1 4 0	—	—
„ 23 -	—	—	—	—	3	0 8 3	—	—
„ 27 -	—	—	—	—	—	—	9	1 11 0
May 21 -	—	—	—	—	14	1 12 0	—	—
July 2 -	—	—	—	—	9	0 18 6	16	2 9 0
August 5 -	—	—	—	—	6	0 13 6	4	0 16 0
October 14 -	—	—	—	—	44	5 10 0	—	—
Totals -	203	—	7,796	32 19 6	84	10 6 3	29	4 16 0

Expenditure.

Date.	Food.	Amount.	Eggs purchased for sitting.	Loss by Fowls dying.
1893.		£ s. d.	£ s. d.	£ s. d.
January -	Maize, 8*s.*; medicines, 5*s.* - -	0 13 0	—	—
„ -	Wheat and barley - - - -	1 17 0	—	—
„ -	Animal food - - - -	0 3 6	—	—
„ -	Meal - - - - -	0 9 7	0 6 6	—
March -	Rice and canary seed - -	0 14 0	0 2 6	0 6 0
„ -	Chicken meal - - - - -	0 5 9	—	—
April -	Wheat, 12*s.*; meat, 1*s.* 10*d.* - -	0 13 10	0 3 0	—
May -	Meal - - - - -	1 1 10	—	—
„ -	Meat and eggs for chicks - -	0 5 0	—	—
„ -	Wheat, 23*s.* 6*d.*; meal and rice, 16*s.* 6*d.*	2 0 0	—	—
June -	Chicken meal - - -	1 8 3	—	—
„ -	Meat and seed, 4*s.*; oatmeal, 15*s.* -	0 19 0	—	—
August -	Wheat and barley, 29*s.* 6*d.*; hemp seed and meal, 6*s.* 1*d.*	1 15 7	—	—
„ -	Meal and rice, 11*s.* 11*d.*; wheat and barley, 27*s.*	1 18 11	—	—
September -	Spratt's meal, 20*s.*; wheat and meal, 16*s.*	1 16 0	—	—
October -	Spratt's meal, 20*s.*; meal and wheat, 21*s.*	2 1 0	—	—
November -	Wheat and barley, 22*s.*; animal food, 2*s.* 6*d.*	1 4 6	—	—
December -	Wheat and barley, 22*s.*; meal, 10*s.* -	1 12 0	—	—
	Animal food, 5*s.*; meal and mangold, 12*s.* 6*d.*	0 17 6	—	—
		21 16 3	0 12 0	0 6 0

Summary and Balance Sheet.

Dr.	£ s. d.
To amount of valuation on the 1st of January 1893 - - - -	8 0 0
„ amount paid for food - - - - - -	21 16 3
„ amount paid for eggs for sitting - - - -	0 12 0
„ amount of loss by fowls dying - - - - -	0 6 0
	30 14 3
Balance - -	32 7 6
	63 1 9

Cr.	£ s. d.
By amount received for eggs - - -	32 19 6
„ amount received for chickens - - -	10 6 3
„ amount received for fowls - - - -	4 16 0
„ amount of valuation of stock (50 at 4*s.*, 40 at 2*s.* 6*d.*) (90) on the 31st of December 1893.	15 0 0
	63 1 9

APPENDIX A. 5. [Paragraph 60.]

EXPENDITURE and RECEIPTS in the POOR LAW UNIONS of CAMBRIDGESHIRE, 1882–83 and 1892–93.

Union.	Lady Day, 1882–83.						Lady Day, 1892–93.					
	Rateable Value Lady Day, 1882.	Total Receipts.	Treasury Sub-ventions.	Total Expenditure.	Rate of Expenditure in the £.	Rate of Poor Rate in the £.	Rateable Value Lady Day 1892.	Total Receipts.	Treasury Sub-ventions.	Total Expenditure.	Rate of Expenditure in the £.	Rate of Poor Rate in the £.
	£	£		£	s. d.	s. d.	£	£	£	£	s. d.	s. d.
Caxton and Arrington	54,053	7,409	364	7,084	2 7·5	2 6·4	50,424	7,111	1,238	7,295	2 10·7	2 2·1
Chesterton	175,099	12,613	724	14,123	1 7·4	1 4·3	170,576	14,997	1,792	16,002	1 10·5	1 5·5
Cambridge	163,923	26,489	961	26,429	3 2·7	3 0·5	210,466	25,018	2,577	24,263	2 3·7	2 0·4
Linton	72,788	9,869	371	9,809	2 8·3	2 7·0	64,000	8,341	1,272	9,227	2 10·6	2 2·1
Newmarket	210,353	17,553	769	17,623	1 8·1	1 7·1	208,423	16,524	1,840	17,980	1 8·7	1 4·8
Ely	144,982	11,878	678	10,982	1 6·2	1 6·1	133,538	12,059	2,033	13,716	2 0·7	1 5·5
North Witchford	195,922	10,937	585	10,670	2 0·2	1 11·2	111,769	10,904	1,061	12,748	2 3·4	1 8·5
Whittlesea	46,559	5,071	216	5,390	2 3·8	2 0·6	40,934	5,373	792	6,083	2 11·7	2 2·2
Wisbech	225,024	22,667	866	22,900	2 0·4	1 10·6	217,007	27,169	1,777	25,724	2 4·4	2 3·3

APPENDIX A. 6. [Paragraph 4.]

POPULATION of the POOR LAW UNIONS of CAMBRIDGESHIRE in 1871, 1881, and 1891.

Union.	1871–1881.				1881–1891.				1871–1891.			
	1871.	1881.	Increase or Decrease.	Per Cent.	1881.	1891.	Increase or Decrease in 1891.	Per Cent.	1871.	1891.	Increase or Decrease.	Per Cent.
Caxton and Arrington	11,661	10,357	−1,304	−11·2	10,357	9,408	− 949	−9·2	11,661	9,408	−2,253	−19·3
Chesterton	27,948	29,049	+1,101	+ 3·9	29,049	30,990	+1,941	+6·7	27,948	30,990	+3,042	+10·9
Cambridge	30,078	35,363	+5,285	+17·6	35,363	36,983	+1,620	+4·6	30,078	36,983	+6,905	+23·0
Linton	13,768	13,073	− 695	− 5·0	13,073	12,724	− 349	−2·7	13,768	12,724	−1,044	− 7·6
Newmarket	29,498	28,225	−1,273	− 4·3	28,225	30,432	+2,207	+7·8	29,498	30,432	+ 934	+ 3·2
Ely	22,284	20,723	−1,561	− 7·0	20,723	20,777	+ 54	+ ·26	22,284	20,777	−1,507	− 6·8
North Witchford	15,585	15,555	− 30	− ·19	15,555	16,391	+ 836	+5·4	15,585	16,391	+ 806	+ 5·2
Whittlesea	7,002	6,465	− 537	− 7·7	6,465	6,345	− 120	−1·9	7,002	6,345	− 657	− 9·4
Wisbech	34,209	32,479	−1,730	− 5·1	32,479	32,219	− 260	− ·8	34,209	32,219	−1,990	− 5·8

APPENDIX A. 7. [Paragraph 62.]

NUMBER of FARMERS and LABOURERS in CAMBRIDGESHIRE, 1871, 1881, and 1891.

Occupations.	1871.	1881.	1891.
CAMBRIDGESHIRE.			
Farmer, grazer	3,645	3,143	3,343
Farmer's son, brother, grandson, nephew	1,141	863	367
Farm bailiff	373	391	355
Agricultural labourer	22,301	20,994	*21,021
Farm servant (indoor)	731		*185
Shepherd	645	581	526
Nurseryman, seedsman, florist, gardener†	1,210	1,400	1,802
Horsekeeper‡	—	—	—
Agricultural machine proprietor, attendant	98	150	181
Drover	36	27	37
Gamekeepers	94	105	111
Totals	30,274	27,654	*28,213
			*185

NOTES.

* In the Census of 1891 persons who were in the Census Returns of 1871 and 1881 classed under "agricultural labourer, farm servant, and cottager" were given under two heads, viz., "agricultural labourer, farm servant" and "horsekeeper, horseman, teamster, and carter." The *italic* figures in the 1891 column show the number of the latter and the Roman figures the number of the former class.

† In the Census Returns of 1871 and 1881 gardeners were shown partly in the domestic class and partly in the agricultural class, but in the Returns for 1891 they were all included in the agricultural class. The figures in the above table for 1871 and 1881 include both classes.

‡ The persons classed under "groom, horsekeeper, horsebreaker" in the Census Returns of 1871 and 1881 are included with "coachman, cabman, groom, &c." in the Returns for 1891 and have therefore not been given in the above table.

In 1891 only persons of and above 10 years of age are included in the occupation Returns of England and Wales, and the same is believed to be the case in the Returns for Scotland.

In the Census Returns for Scotland for 1881 and 1891 farmers' sons under 15 years of age were included with children or scholars, and in order that the numbers in the above tables may be comparative, only farmers' sons of and above 15 are included in the 1871 figures.

APPENDIX A. 8.—(A). [Paragraphs 10, 11, and 12.]

AGRICULTURAL RETURNS.

CROPS.

1874 and 1894.

Crop.	1874.	1894.	Increase or Decrease per Cent.
CORN CROPS.			
Wheat	130,166	96,658	− 25·7
Barley and bere	60,680	61,543	+ 1·4
Oats	32,982	48,362	+ 46·6
Rye	988	1,647	+ 66·7
Beans	24,428	15,933	− 34·8
Peas	8,293	8,726	+ 5·2
Total	257,537	232,869	− 9·6
GREEN CROPS.			
Potatoes	10,137	16,834	+ 66·1
Turnips and swedes	17,906	18,798	+ 4·9
Mangolds	17,663	17,660	− ·02
Cabbage, kohl-rabi, and rape	15,635	8,987	− 42·5
Vetches, tares, and other green crops*	21,956	15,534	− 30·7
Total	83,297	77,633	− 6·8
CLOVER, SANFOIN, AND GRASSES UNDER ROTATION.			
For hay	23,375	30,876	+ 32·1
Not for hay	25,675	16,114	− 33·3
Total	49,050	46,990	− 4·2
PERMANENT PASTURE, MEADOW, OR GRASS NOT BROKEN UP IN ROTATION.			
For hay	23,466	39,622	+ 68·9
Not for hay	50,871	72,864	+ 43·3
Total	74,337	112,486	+ 51·3
Bare fallow, or uncropped arable land	17,354	16,565	− 4·5
SMALL FRUIT GROWN IN	1891.	1894.	
Orchards	1,283	1,600	+16·1
Market gardens	637	726	
Elsewhere	226	167	

* In 1874 include carrots.

APPENDIX A. 8.—(B). [Paragraphs 13 and 14.]

AGRICULTURAL RETURNS.

LIVE STOCK.

1874 and 1894.

Class.	1874.	1894.	Increase or Decrease per Cent.
HORSES.			
Horses used solely for agricultural purposes	19,029	20,422	+ 7·3
All other horses	6,945	10,891	+ 56·8
Total horses	25,974	31,313	+ 20·5
CATTLE.			
Cows and heifers in calf or milk	14,543	15,554	+ 6·9
All other cattle	33,422	33,825	+ 1·2
Total cattle	47,965	49,379	+ 2·9
Sheep	324,962	209,929	− 35·4
Pigs	46,836	41,235	− 11·9

APPENDIX B.

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APPENDIX B.

Appendix B. 1.

Evidence of Agricultural Depression.

Name.	District.	Evidence.
Mr. Charles Ivatt, farmer, 600 acres	Rampton	Both tenants and owners have shifted here to a great extent since 1880. Landlords have suffered very severely, letting and selling value of property here has depreciated between 50 and 70 per cent. There are fewer labourers being employed in this district than there were.
Mr. Holben, farmer	Barton	One farm in six may be in as good cultivation as it was 10 years ago. This arises because men have not got the money to spend. In the Barton district rents have gone down 30 per cent., in the Lolworth district 50 per cent. It is no question of rent now. On the strong land rents are often 5*s.* to 15*s.* an acre tithe free. I can give three parishes of 1,000 acres with the rents averaging under 15*s.* an acre tithe free.
Mr. Holben, solicitor	Cambridge	Since the depression, less has been spent on buildings. Landlords provide tiles for draining, and there is no curtailment there.
Mr. Frohock, farmer	Lolworth	A number of landlords cannot live on their property, particularly in the heavy land districts, and a number have got to farm their own land.
Mr. Long, farmer, 3,200 acres	Burnt Fen	The land is quite as good and quite as well kept up to the mark as it was 20 years ago. If anything, it is better. There have been very few changes in tenancies since the depression in this district. There are a good many non-resident tenants here, and this has become more customary since the depression. In some places landlords have done more in the way of building since the depression, in order to keep their tenants.
Dr. Perkins	Downing College	No money has been spent on feeding stuffs, cake, or manure. Tenants are selling off straw and hay whenever they can, and we say nothing to them.
Mr. Stevenson, 1,800 acres	Burwell	The majority of the land round Burwell has not gone back in condition. The ordinary farmers may be just rubbing along, and then if there is an abnormal season, it has to be met out of capital. Generally speaking, labour and manure have not been curtailed much here. There have been more changes in tenants since the depression. Farmers are not putting their sons into farming.
Mr. Joseph Martin	Littleport	Farmers are putting their sons into anything but farming now.
Captain Hurrell	Madingley	In a nine-mile run with the foxhounds we only went over nine arable fields. Most of it had seeded down.
Mr. Gee	Shelford	I cannot make farms in England pay, though I made it pay in America. In England we have the best land, we have good labour, and we have capital, and yet the foreigners are squeezing us out of existence.
Mr. Mason Cooke	Ely	I know the majority of farmers are losing money, and this must soon come to an end.
Mr. Dymock, 600 acres	Waterbeach	The condition of the land has been going back for 12 years. It began in the bad season of 1879, when the heavy land got into a very bad state. Then bad prices came, and hence so much money could not be spent on it. Also straw has been sold off, and less spent on manure and labour. A good many farmers are just feeding and clothing themselves on the reduced rents. No farmers are saving anything. We are just hanging on in hope something may turn up.
Mr. Wyatt, 200 acres	Waterbeach Fen	I do not think the land has gone back much in this district.
Mr. Martin Slater	Western Colville	All the village artisans are gone, and the mills do nothing. The land has very greatly gone back in condition during the last 25 years in this district. There is not half the labour employed. They are selling hay and straw off, and putting very little back. Drainage on clay land is all gone, and there is no one to renew it. To drain and clean the heavy land, and bring it to the condition it was in 20 years ago, would cost 10*l.* an acre. The poor light and poor heavy lands are worth no rent to cultivate. Possibly they may be worth from 1*s.* to 3*s.* an acre as rough feed. In this parish there were six flocks of breeding ewes, but now only one. Generally there are much fewer stock and sheep being kept in the country.

EVIDENCE OF AGRICULTURAL DEPRESSION—*continued.*

Name.	District.	Evidence.
A Director of a Manure Company -	- - -	No expensive manures are now being bought, and only s er phosphates. We have a lot of bad debts and long credits.
Mr. Parsons, 400 acres - - -	Horseheath - -	The land is not anything like so well farmed now, and wants draining.
Meeting - - -	Ely -	A great deal of the three-horse land is laid down to grass in this district. Fen land has gone back, because less money is spent on it. [Mr. Luddington does not say this is the case as regards Littleport.] A lot of produce sold off the fen land, and no claying done. And fewer sheep and cattle are being kept. There is less cake used.
Mr. Bidwell, land agent - - -	Ely - - -	Farmers are now farming from hand to mouth. Freehold value of fen land has fallen 50, and high land 75 per cent.
Mr. Wright, land agent - - -	Cambridge -	The butchers, bakers, &c., who were farming near the town, are giving it up. In better days they thought farming was a gold mine, and they were the party to raise the rents.
Meeting - - - - -	March - -	Capital has not been curtailed much on land. The land not gone back much in condition. Landlords have spent more on buildings, repairs, and drainage since the depression, to keep their tenants. Farmers have been losing capital on the heavy land, and in time it must be given up. Not many changes in tenancies since the depression. The tendency now is for farmers not to put their funds into farming. An Income Tax Commissioner says that there are many more applications to be let off income tax. There are no buyers of land, and you cannot sell any. Farmers cannot get credit at banks now. Fewer sheep have been kept in the district.
Meeting - - - - -	Wisbech - -	Generally speaking, the strong land has deteriorated. The wet seasons had a great deal to do with it, as well as loss of capital. Last year did a lot to help the strong land. Men will not put money into strong land farming. The acreage of wheat crop has been decreased 25 per cent. in this district. The fen land has gone back very little in condition, but it is not clayed so much, partly from want of capital, but partly because it is becoming stronger on account of the peat disappearing owing to the drainage. The marsh land has not gone back at all between Wisbech and Long Sutton. The growth of vegetables and fruit there has been the means of enabling the people to escape from the depression. They are able to grow best class of potatoes, vegetables, and fruit. The large majority of tenant farmers in North Cambridgeshire have lost capital since the depression. The men in the marsh have been hit to some extent by prices, but are better off than any other people occupying land. Not much land on the owners' hands in this district. A number of men have left since the depression.
Mr. John Maxwell, farmer, 600 acres, Duke of Bedford's estate.	Thorney - -	Generally speaking the land has deteriorated, partly from the effect of the seasons and partly from want of capital. There has been a strong tendency to overcrop. Since the depression fewer cattle and sheep have been kept.
Mr. J. W. Maxwell, farmer - - -	Thorney - -	Land has been worked too hard the last few years. There are grass lands which were never mown before, and only grazed, which have been mown the last four or five years, as men have not had the stock to graze. The fen land has deteriorated from excessive cropping of spring corn.
Meeting of tenants - - -	Thorney - -	You could tell that there was depression by looking at the land, though a great deal of it is still well farmed. Generally men in this district are farming as high as ever.
Meeting - - -	Chatteris - -	The majority of farmers have lost money since 1880. The high lands and gravel lands have suffered much since then; and the fen land has also suffered, but a greater variety of crops can be grown on it. Hay and straw have been sold off since 1880, and this is still increasing. Sheep are decreasing. By driving round and looking at the buildings and land you could tell there was depression. There is not nearly so much capital in the hands of the farmers in the Bedford Level as there was in 1881.

Appendix B. 2.

Effects of the Depression on Large and Small Farms.

Name.	District.	Evidence.
Mr. Charles Ivatt, farmer, 600 acres -	Rampton - -	The big farmers have done better here than the small ones, as they have had capital, and could go in for stock and horses. The small men have had to live from hand to mouth. In the autumn of 1893 these small men had to sell heifers in calf for 50*s.* or 3*l.*, as they were starved all the summer for lack of food. The great majority of small owners here are mortgaged. A lot of land was bought for 100*l.* an acre, was mortgaged at 60*l.* at 5 per cent. interest. In the majority of cases of ordinary small farmers, they have other occupations, such as butchering. A small man on 30 acres, employing no labour except his family, works far harder than a labourer.
Mr. Holben and Mr. Frohock - -	Barton and Lolworth.	The small men have suffered most, as they have no capital. They cannot take advantage of markets or chances to buy stock when there is a good opportunity. They cannot adapt themselves to the emergencies of the times. Further, a man can work cheaper on the wholesale than the retail system. The small farms are certainly not so well farmed as the big ones. They carry fewer sheep and bullocks. They also lose in rotation, for there is not the necessity to grow green crops, as they keep no stock. Hence they grow too many corn crops. In short, they labour under every disadvantage.
Mr. Long, 3,200 acres - -	Burnt Fen -	The small men, who work two days for one, may be just holding their own. Between Burnt Ash and Norfolk the small men have been squeezed out. If they can do anywhere, they should do here, as the land is easy to work, and costs nothing. If they lose a horse or a cow they come round with a brief.
Mr. Stevenson, 1,800 acres - -	Burwell - -	A small man working a holding near a town is probably holding his own, though many of the small men have trades as well. They sell carrots and straw to Newmarket, and work as hard as any two labourers. I know some are going back in this district, but on the whole they are no worse off than the larger farmers. They depend less on the growth of cereals, but the smaller men are keeping fewer sheep than they did.
Mr. Wright, land agent - -	Cambridge -	Some of the little men are just holding their own. Many are in arrears of rent, they live and work hard, and do all they can.
Mr. Butcher - - - -	Ely - -	Small men on about 30 acres are not so well off as a man on wages.
Mr. Dymock, 600 acres - -	Waterbeach -	The larger farmers have held their own better than the smaller ones. The smaller farmers have to provide more plant per acre. Relatively speaking, the larger farmers' expenses are less. Now I can work my 600 acre farm with 15 or 16 horses, and, if that was divided up into small holdings, half as many would be kept again. Further, the smaller farmers have to keep more men, as they have less machinery. They are keeping less stock and sheep, and that is one reason their land is losing its fertility.
Mr. Wyatt, 200 acres - - -	Waterbeach Fen	An industrious man who works hard can still get along on 30 or 40 acres.
Mr. Wright, land agent - -	Cambridge - -	At Willingham there are a lot of small tenants and freeholders. Some bought their land at 100*l.* an acre, and borrowed, in some cases, the whole amount. Small men cannot buy land now, as they cannot borrow money. The small men at Willingham are very industrious. There is a good deal of fruit, asparagus, and potatoes grown there. The small men are having a great struggle, and perhaps are just keeping their heads above water. Those at Cottenham are perhaps feeling the depression worse, as the land is perhaps not quite so good.
Meeting - - - -	March - -	The men of from 20 to 80 acres have probably stood the depression better than the big ones, as they have no labour bill. but most of them supplement their incomes from the land by other means, such as carting.
Mr. Edward Mawer, 565 acres -	Thorney (Peterborough Union).	Where a man and his family do all the work on the farm they appear to suffer less, but if they took the true value of their labour into account I believe their proportion of loss would be equally great.
Mr. William Horrell, 304 acres -	Thorney - -	Farms from 50 to 120 acres have felt the depression least.
Mr. Arthur Gee, 440 acres - -	Great Shelford -	The farms that employ least labour have suffered least. The price of labour (although low) is far too high according to price of produce.

EFFECTS OF DEPRESSION ON LARGE AND SMALL FARMS—*continued.*

Name.	District.	Evidence.
Mr. Thomas Wright, 1,427 acres -	Four parishes, all in Chesterton Union.	On light lands I think that the large farms have felt the depression the most. On cold heavy lands the depression has been great on all sized farms, excepting where there has been a large proportion of good pasture.
Meeting at - - - - -	Parson Drove -	Farms from 50 to 100 acres have felt the depression least.
Mr. William Horrell, 400 acres -	Warren, Doddington Union.	The medium-sized farms have felt the depression least.
Mr. S. M. Egar, 280 acres - -	Parson Drove, Wisbech Union.	Farms of 80 to 150 acres have felt the depression least.
Mr. R. P. Parsons, 1,300 acres -	Elsworth, Caxton -	Farms of 500 acres and upwards, where the farmer had good credit, where the soil was good, and not dependent on the wheat crop, have felt the depression least I should think.
Mr. Rice Lyster, land agent to the Duke of Bedford, 19,751 acres.	Thorney, Peterborough.	It is a difficult matter to find good men with sufficient capital to take large farms. The easiest sized farms to let are those under 200 acres.
Mr. R. F. Scott, bursar - - -	St. John's College, Cambridge.	The difficulty in letting farms is considerable, much more so than three years ago, but the easiest farms to let are those under 200 acres.
Mr. L. Ewbank, bursar - - -	Clare College, Cambridge.	There is the greatest possible difficulty in letting farms at all, but I am tolerably confident that it would be, as a rule, far easier to find a tenant for a farm of 150 acres than for one of 500 acres.
Mr. S. M. Egar, estate agent - -	Parson Drove -	Farms from 80 to 150 acres in size are the easiest to let.

APPENDIX B. 3.

CONTRACTS BETWEEN LANDLORD AND TENANT.

Name.	District.	Evidence.
Mr. Charles Ivatt, 600 acres - -	Rampton - -	There are no restrictions in this district.
A farmer - - - - - -	- - -	The sitting tenant wants protection. If I were to leave this farm there would be 20 applications. The good farmer does not get the same consideration as a bad one. Generally men now farm as they like. There is one landlord in the neighbourhood who will not let his tenants depart from the four-course system.
Mr. Long, 3,200 acres - - -	Burnt Fen -	Restrictions are all put on one side now. If a man pays his rent nothing is asked. I advised my tenant last year to sell straw at 3*l.* a ton, and bring back a pound's worth of artificial manure.
Dr. Perkins - - - -	Downing College -	Our tenants farm as they like, and always have done so.
Mr. Stevenson, 1,800 acres - - -	Burwell - -	Restrictions are now set on one side by general consent.
Mr. Wright, land agent and farmer -	Cambridge -	There are no restrictions now.
Mr. Dymock, 600 acres - -	Waterbeach -	Tenants can farm as they like now.
Mr. Wyatt, 200 acres - - -	Waterbeach Fen -	The large farmers are now masters of the situation, as regards terms, but the smaller ones in this district are not. I do not want fixity of tenure, but only the certainty of getting out of the land what I put in. We can grow and sell what we like in this district.
Meeting - - - - - -	Ely - - -	There is entire freedom of cultivation now.
Meeting - - - - -	March - -	We can generally sell and grow what we like. The only restrictions are as to the growth of brown mustard. What has saved the fens this year, 1894, has been the sale of hay and straw.
Meeting - - - - - -	Wisbech - -	We are all against Land Courts and can make our own bargains. "Make your own bargain" is the feeling in this country.
Meeting - - - - - -	Chatteris - -	Restrictions on sale and growth of crops are now infinitesimal. You can do what you like as long as you pay your rent.
Mr. W. H. Clarke, estate agent - -	Chatteris - -	No legislation is required to deal with rent or restrictions.
Mr. Edward Mawer, 565 acres, Duke of Bedford's estate.	Thorney, Peterborough Union.	No restrictions are placed upon us, except "on no account to "sow any of the land with any prejudicial crops or pernicious "seeds." We are allowed to sell any portion not exceeding one moiety of the clover, hay, and wheat straw grown in one year (except the last year of tenancy), on bringing back manure, bones, or lime, of the value of 30*s.* for every ton of hay, and 15*s.* for every ton of straw sold, or spend all the money received in cotton or linseed cake, such cake not to be reckoned in the tenant-right.

CONTRACTS BETWEEN LANDLORD AND TENANT—*continued.*

Name.	District.	Evidence.
Mr. William Horrell, 304 acres, Duke of Bedford's estate.	Thorney, Peterborough Union.	We are expected to farm according to the best systems of agriculture in the district. Objection is made to the sale of green crops.
Mr. Arthur Gee, 440 acres, St. John's College.	Great Shelford, Chesterton Union.	Practically no restraint is placed upon the manner of farming so long as I keep the land clean, and put back manure on the land from straw grown.
Mr. Thomas Wright, 1,427 acres. Farms three and owns one farm.	Chesterton Union	On farm No. 1 I may not grow more than two white straws in succession, and leave the land on five-course shift the last year. No. 2 the same, only the four-course shift. No. 3, no restrictions.
Mr. W. J. Clark, 320 acres, St. John's College.	Thriplow, Royston Union.	By my agreement I should farm on four-course system, but all restrictions are virtually done away with as long as land does not deteriorate.
Mr. William Horrell, 400 acres, three landlords.	Warren Doddington	I am expected to farm according to best system of agriculture, but as a rule I grow what I like, and sell anything.
Mr. S. M. Egar, 263 acres. J. E. Hazelton, Esq.	Parson Drove, Wisbech.	I have no restrictions beyond farming in accordance with good husbandry and custom of the country.
Mr. R. Parsons, farmer, 1,300 acres. Three landlords and owns one farm.	Elsworth, Caxton -	There are no restrictions.
Mr. John Askney, 400 acres, three landlords.	Thorney, Peterborough Union.	I cannot sell green crops.
Mr. R. F. Scott, senior bursar - -	St. John's College, Cambridge.	The college places little practical restrictions on its tenants as to growth and sale of crops. As a rule (though these have exceptions) we find the liberty is not abused.
Mr. L. Ewbank, bursar - - -	Clare College, Cambridge.	There are certain covenants in the farm agreements prohibiting in some cases the sale of straw, and requiring tenants to farm on the four-course shift, but practically a tenant has perfect freedom if he farms well.
Mr. S. M. Egar, estate agent - -	Parson Drove, Wisbech.	There are practically no restrictions. Tenants do not sell hay or straw without authority from the landlord, but that is readily obtained.

APPENDIX B. 4.

THE AGRICULTURAL HOLDINGS ACT.

Name.	District.	Evidence.
Mr. Holben, solicitor - - -	Cambridge -	The Agricultural Holdings Act is a dead letter. People always go out under the custom. The counter-claim in the Act frightens the tenant.
Mr. Long, 3,200 acres - - -	Burnt Fen -	No one touches the Agricultural Holdings Act. Generally the allowances under the custom of the country are considered reasonable and fair, but since the Agricultural Holdings Act the covenants have been rather more generous. I never heard that men farm badly at the end of their tenancies because they are not sufficiently compensated.
Mr. H. M. Jonas, land agent - -	Cambridge - -	As a man enters so he quits, whether under the Lincoln, Bedford, Essex, or Suffolk custom. But the usual practice is for a farmer to be paid consuming price for hay and straw for tillages and seed on fallows, or if he is paid on entry for crop at consuming price he is paid when he leaves. Manure on some estates belongs to the landlord, but in nine cases out of ten belongs to the tenant who has paid for it. And whenever he is paid for manure he is paid for close folding where no crop has been taken since the folding. Since the Act there is compensation for cake, bones, lime, claying, or draining. To a considerable extent these allowances have been given since the Act, and hence the Act has had an indirect beneficial effect to the farmer. Farmers do not understand the Act, and have never tried it. Where a man has farmed well it pays him to go out under the Act. There is no grumbling about tenant-right. On high-class farming tenant-right comes to 30*s.* an acre.
Meeting - - - - - -	March - -	The law of distress does not injure us. Keep it as it is, or the landlords will be stricter in collecting rent.
Dr. Perkins - - - -	Downing College -	Our tenants go out under the custom. I have never had a claim under the Agricultural Holdings Act.
Mr. Wyatt, 200 acres - - -	Waterbeach Fen -	The procedure of the Agricultural Holdings Act is too expensive. We do not feel safe in putting money into the land.

THE AGRICULTURAL HOLDINGS ACT—*continued.*

Name.	District.	Evidence.
Mr. Martin Slater	Weston Colville	Tenants are quite satisfied with their custom. In Cambridgeshire the landlord appoints a valuer and the outgoing tenant appoints one, and they also appoint an arbitrator in case of disagreement. The landlord pays the outgoing tenant the valuation and gets it from the incoming. Valuation of a farm comes to about 30*s.* an acre. I have an agreement with my landlord to compensate me for all corn consumed on the premises. This is not often done. If I were an incoming tenant I should certainly insist on seeing the miller's bill. It would be very difficult to prove when people grind their own corn.
Meeting	Ely	There is no bother about tenant right. Since the Act has passed everyone has been met fairly.
Mr. Bidwell, land agent	Ely	The less law, the better for both parties.
Meeting	March	The Agricultural Holdings Act has had the indirect effect of giving tenants more for cake and manure. Landlords usually make private agreements as to tenant-right. Tenants will not use the Agricultural Holdings Act because of the counter-claim. There is no dissatisfaction at all about compensation. Tenant-right usually comes to 1*l.* or 25*s.* an acre. Valuations are not so big as they were five years ago, as more hay and straw has been sold off and not so much manure has been used.
Mr. Edward Mawer, 565 acres	Thorney, Peterborough Union.	The Agricultural Holdings Act is not often used about here. It is quite useless, except to bad landlords.
Mr. William Horrell, 804 acres	Thorney, Peterborough Union.	The Agricultural Holdings Act is not applied here.
Mr. Arthur Gee, 440 acres	Great Shelford	The Agricultural Holdings Act is put into operation here, but I consider it a very imperfect one. For instance, a tenant may now take a farm in a most dilapidated state, so far as the condition of the land from foul weeds, twitch, &c., is concerned. He may, by an extravagant expenditure of labour, get it into a thoroughly clean state, and yet be entitled to no compensation under the Act, if I understand it rightly. Labour is now the most serious expense on a farm; and again this is a distinct incentive to unscrupulous persons to take clean land at a higher rent on purpose to run it out.
Mr. Thomas Wright, 1,427 acres, land agent and farmer.	Chesterton Union	The Agricultural Holdings Act is not often put into operation. Many tenants have agreements settling scale of allowances, and many have nothing to claim for; the boot is often on the other leg. I do not think the Act requires many alterations. One great objection is the two months' notice required of the tenant. This might very well be shortened to a fortnight, and then the landlord ought to be compelled to make his counter-claim within a week of his receiving the tenant's notice. A tenant ought to have power to claim for the general improvement of his farm.
Mr. William John Clark, 320 acres	Thriplow, Royston Union.	The Agricultural Holdings Act is never used here. It is perfectly useless.
Meeting	Parson Drove	The Agricultural Holdings Act is not known anything of here.
Mr. William Horrell, 400 acres	Warren, Doddington Union.	The Agricultural Holdings Act is quite useless.
Mr. S. M. Egar, 280 acres	Parson Drove, Wisbech.	We shelve the Act as much as possible. It is a lawyers' Act, and of little good to landlord and tenant.
Mr. R. P. Parsons, 1,300 acres	Elsworth, Caxton	I do not know any case where the Agricultural Holdings Act has been put to work. Practically, the Act is very little use to the occupier, only so far as changing six months' notice to 12 months'. When compensations are paid, it depends so entirely upon the season if the value is returned, and the expenditure must be kept up to secure any at the end of tenancy.
Mr. Rice Lyster, agent to Duke of Bedford	Thorney	No notice has ever been given under the Agricultural Holdings Act. It is a dead letter in this part of the county.
King's College, 1,847 acres	Cambridge	The Agricultural Holdings Act has made very little difference.
Mr. R. F. Scott, bursar of St. John's College.	Cambridge	As far as I can see, the Agricultural Holdings Act has had little or no effect.
Mr. L. Ewbank, bursar of Clare College	Cambridge	The Agricultural Holdings Act has had no effect whatever.

Appendix B. 5.

Suggested Remedies for Agricultural Depression.

Name.	District.	Evidence.
Mr. Martin - - - -	Littleport -	The burdens must be taken off the land. Land tax should be handed over to the parishes.
Mr. Gee - - - -	Shelford - -	Put a tax on foreign barley.
Chamber of Agriculture - -	Cambridge -	Tax personalty more than real property.
Mr. Parsons - - - -	Trumpington -	Collect rates by putting a duty upon foreign goods.
Mr. Dymock, 600 acres - -	Waterbeach -	We want better prices and lower railway rates.
Mr. Parsons, 400 acres - -	Horse Heath -	We want better prices. There is no question of rent, for the land now is as good as our own.
Meeting - - - -	Ely - -	Reduce rates, make personal property bear their fair share of burdens, let price of corn sold in Ely market be the average of the district, let the returns be made by farmers, not by merchants, and let the average be taken every year. We grow an inferior class of barley, and our average is low. When the merchant makes the return, the cost of carriage is added, and also his profit. Lunacy and police rates and education rates should be Imperial charges. Let the Government define what beer is. Some say that Protection alone will keep the land in cultivation. Mark foreign meat. Bimetallism should not be ignored.
Mr. Bidwell, land agent - -	Ely - -	The Government should lend money much cheaper for building, &c.
Mr. Mason Cooke - - -	Ely - -	Protection for native industries, with due regard for the interests of our colonies.
Meeting - - - -	March - -	(1.) Reduction in railway rates. We should make more of our hay and straw if rates were not so high. (2.) Personal property should bear its fair share of burdens. (3.) Put a duty on flour, and we should employ more labour and get our offals. Also put a duty on barley and maize, and devote the money to old age pensions.
Mr. Edward Mawer, farmer, 565 acres, Duke of Bedford's estate.	Thorney, Peterborough Union.	Fair trading and bimetallism are the only remedies.
William Horrell, farmer, 304 acres -	Thorney, Peterborough Union.	Fair Trade is the best remedy.
Mr. Arthur Gee, farmer, 440 acres, St. John's College.	Great Shelford, Chesterton Union.	The best of all remedies, union; pull together, economise, and adapt yourselves to circumstances as far as farming the land is concerned, and do not rely on others to look after your own interests.
Mr. Thomas Wright, farmer, 1,427 acres, four farms, one of his own.	Chesterton Union	I should suggest a sliding scale duty on foreign corn.
Mr. William John Clark, farmer, 320 acres, St. John's College.	Thriplow, Royston	The only thing to do us any good is to raise the price of our produce, and that we must not mention. Reduction of rents might help to keep us starving on.
Mr. William Horrell, farmer, 400 acres, three landlords.	Warren, Doddington Union.	Fair trade and bimetallism.
Mr. S. M. Egar, farmer, 263 acres -	Parson Drove, Wisbech.	Impose duties on foreign produce until Free Trade is secured. Free Trade with our colonies. Return to bimetallism or to that state of things that existed before 1873. Revision of local taxation, make the poor and education national charges instead of so much on the land. The land being raw material, should not be assessed; only the farmer's house and factory should be rated.
Mr. Parsons, farmer, 1,300 acres, three landlords and self.	Elsworth, Caxton -	Let the British public deal honestly with the home producer, that the cost of the produce may be covered.
Mr. Tom Askney, farmer, 400 acres -	Thorney, Peterborough.	Fair Trade is a remedy.
Meeting - - - - -	Chatteris - -	(1.) Personal property should bear its fair share of the burdens. (2.) Foreign meat should be labelled, and those who sell it should take out a license.
Meeting - - - - -	Wisbech - -	(1.) Tax all manufactured goods which come into the country. There are no mills now, and a tax on flour would remedy this. Also we should have offals to feed British beef. Bran now is dearer than flour. (2.) Personal property should bear its fair share of the burdens. (3.) Abolish railway preferential rates to foreigners.

SUGGESTED REMEDIES FOR AGRICULTURAL DEPRESSION—*continued.*

Name.	District.	Evidence.
The Bursar, King's College, 1,874 acres	Cambridge - -	Some remedies for the depression would be bounties on English, or taxation of foreign produce. Re-adjustment of railway rates to the advantage of English as compared with foreign produce. The promotion of scientific knowledge of agriculture.
Mr. Francis W. E. Beldam, landowner, 1,385 acres (five farms).	Toft Manor, near Cambridge.	Make all personal property pay an equal proportion of rates with real property. Open up the country by light railways. Stamp all foreign meat and goods. Lower railway rates. Open a telegraph office in every village. Increase number of railway stations. Levy a protection duty which would raise wheat to 40*s.* a quarter.
Mr. S. M. Egar, estate agent - -	Wryde, Peterboro'	It is a general opinion that the land is too highly assessed. That it being the farmers raw material, ought not to be assessed any more than the manufacturer or merchant. Local taxation needs revision. Also tithes. The poor and highways should be a national charge, and education. We want Fair Trade, and not one-sided Free Trade. Railway rates are a great tax on the home producer.
Farmers' meeting - - -	Parson Drove -	(1.) Tax all manufactured goods, flour included, until reciprocal trading is secured, but maintain Free Trade with Great Britain. (2.) Abolish preference railway rates. (3.) Free sale of land, with a single registered title. (4.) Revision of local taxation. Make the maintenance of the poor, education, and roads a national charge, and not a burden on the land. (5.) Revision of our fiscal system. (6.) Bimetallism. (7.) Law should be strengthened to prevent adulteration and misrepresentation. (8.) Readjustment of tithe. (9.) Beer should be made from malt and hops, and should be labelled and sold as such. *Resolution.* "That this meeting is of opinion that a strong agricultural party in Parliament is absolutely necessary before the agricultural interest, the greatest producing source of our national wealth, will have the attention it deserves from either political party."

Appendix B. 6.

Article on Poultry farming by Mrs. Feather, of Soham.

Among the many subjects for discussion is that of poultry keeping, and the question has often arisen of late as to whether it pays or not. Experience tells me that it does pay, but, like every other branch of business, it requires a knowledge of the work, combined with good management, if success is to be attained. There can be no doubt that it is best to commence in a small way. And if your venture pays the first year, still go on, and increase in proportion as you gain experience. The first essential requisite to success is a good house for the birds to roost and lay in, thoroughly weather-proof and well ventilated, but care must be taken that all draught passes above the heads of the fowls. It is also desirable that the roosting house be lighted, which can be done by having a window on the south side, so fixed that it can be opened or closed when necessary. Large windows are of great advantage, especially in the winter season, as the hens will remain outside and face the storms rather than occupy a dark house, and for this reason light is even more important than warmth, for with a well-lighted house and plenty of litter in which the fowls may scratch, they will be quite contented, keep in good condition, and lay during the cold weather. The perches must not be small and thin, as these cause crooked breasts, they should be at least 2 inches in diameter, and rounded on the upper side, and made to fit in a socket, so they can be easily removed when necessary. If a broad plank of wood is fixed below the perch at the back of the house, the nest boxes may be placed underneath, and by removing the droppings every morning, and slightly sanding afterwards, the floor may be kept free from pollution. By using moss peat, a deal of labour may be spared, it not being necessary to clean the house out so frequently, and it does away with all smell, besides being a great boon to the fowls. Where poultry are obliged to be kept in confinement, part of the run should be covered in, so as to provide shade in summer and protection from wind and wet in winter, and at least once a year the soil, which will have become contaminated, should be dug out to the depth of about one foot, and replaced by fresh. It is also necessary that the covered runs should be well swept very frequently and sprinkled with dry sand or gravel, especially during the hot weather, and where it can be managed the birds should be let out for a run on fresh ground every day, if only for an hour or two. The houses and runs must be made according to the number of birds required to be kept in them, care being taken to avoid overcrowding, and if they are to be kept in health the strictest cleanliness must be observed.

As to which is the best breed to keep, a great deal depends upon what purpose the fowls are required; if for eggs alone, Langshans, Minorcas, Leghorns, and Orpingtons are among the best layers, and may be kept in small runs with very satisfactory results. Where table birds are required the Dorking stands unrivalled, and when bred in a pure state, and well fattened, this breed will make a longer price than any other. They may be got up to an amazing size, and the quality of the meat is excellent, being very white and juicy. The chickens, too, from this breed may be got ready for the spring market at the age of 10 weeks. They will be more hardy and less trouble to rear if crossed with either a game or Orpington cock, and will make very good birds, and may be killed at the age of three months without any fattening if they have been well fed, and will be found in splendid condition. The cockerels grow to a large size, and will run from 8 to 10 lbs. at the age of six months.

The feeding of poultry is a most important consideration, but there can be no doubt that it is of special importance during the earlier stages; therefore, if it is desired that the birds shall grow healthy and strong, they must be fed accordingly, with the right kind of food and with the greatest regularity. Those hatched in March, April, and May, if properly fed from the shell, will be in full lay at the age of six or seven months, sometimes earlier, and will produce eggs all through the winter if well housed and kept clean; but if one item is looked after and not the other, the good is counteracted. As a rule, adult fowls only require feeding twice a day, and the nature of the food should vary according to the season; that is, in spring and summer the morning meal, which should chiefly consist of soft food, ought always to be given cold. At midday a plentiful supply of green food is necessary, and for the last meal good sound grain, wheat or barley, used alternately. All kinds of food having a tendency to produce heat and fat should be carefully avoided during the hot weather. During the winter months the morning meal should be given as hot as the birds can eat it, and may consist of barley meal and sharps, boiled potatoes, and all scraps from the table, with the addition of a little cooked meat of some kind, such as bullocks' lights and paunches; but where these are not to be obtained crissel will be found a very good substitute. In the absence of green food, mangold wurtzel may be given; the best plan to adopt is to give them raw, and let the birds peck at them, as this gives them employment. If cut in halves, they will scoop all the inside out, and leave them something like empty nut shells. When the weather is very cold the grain for the last feed may be boiled and supplied warm, with occasional changes of a little maize and hemp seed. If birds are fed in this manner, and have nice comfortable houses and runs, they will never fail to produce eggs during the darkest and coldest day in winter. There can be no particular rule laid down as to the quantity of food that should be given, but it must be borne in mind that a laying fowl should be underfed rather than overfed; they should be given just as much as they will eat up eagerly, and no more.

The feeding of poultry that are raised for market should somewhat differ from the feeding of those required for stock, as it must all be in the direction of building up a frame on which the flesh may be laid. Plenty of excercise develops strength and firmness of muscle, and is good for chickens which have a long life before them, but for the table we want flesh, therefore they need not have an extensive range; they can be made perfectly happy in a small run, and well fed with several meals a day of oatmeal and barley meal, mixed nice and crumbly, so that it does not cling to their beaks; this may be varied with rice boiled in skim milk, to which may be added a little fat of some kind. After the last meal they may have a small quantity of grain, as it sustains them through the night. When fattened in coops they should be placed in a warm but well-ventilated place, as warmth is a very great assistance in the fattening process, and due provision should therefore be made to ensure that the birds are comfortably and warmly housed. When they are first put up they should be fed with moderation, and as soon as they get reconciled to captivity, feed them with a mixture of barley meal, maize meal, and buckwheat meal, mixed with skim milk, when it is available, three times a day. A little green food should be given daily to keep the bowels in proper order, and fine fresh gravel should be within reach to assist digestion. As soon as the chickens are in proper condition they should be killed, if not, they get feverish and begin to lose flesh again. When they are required very early in the season for the spring market, there is often a difficulty is getting broody hens, but this difficulty could be surmounted if a few Plymouth Rocks or Brahmas were kept, as they are good sitters and very fair mothers. When hens are allowed to sit in December and January it is as well to choose eggs from the hardy breeds, as the chicks have the cold weather to face. Orpingtons make very good table birds, and are hardy and tolerably easy to rear, but in winter they require more frequent feeding. Every hour for the first fortnight is not too often, and after the first few meals of egg and bread crumbs, oatmeals should be given for a time, in order to lay a good foundation and when this is discontinued Spratt's well-known poultry food may be used with a mixture of barley meal, maize meal and buckwheat meal, mixed with skim milk and given warm. As they are to be killed at an early age, they may be fed every two hours after the first fortnight, giving just enough to be entirely cleared up each time, and with occasional changes such as rice boiled in milk, and a little fat of some kind stirred in, or bread soaked in milk or ale; but in addition to the above feeding, they require some stimulating diet in winter, and should have a little cooked meat once a day. They should also be fed early in the morning and as late as eight o'clock at night, especially Dorkings. The last feed should consist of grain, and should be given according to the age of the chickens. Canary and hemp seed may be followed by groats and wheat. For the drink, warm milk will be found excellent for bringing them on, and if supplied in shallow vessels no waste will take place. A little green food cut very fine and sharp grill is also a necessity. They must have every protection from the wind and wet, and unless those who hatch chickens in winter have a large shed or outbuilding in which they

may be kept in bad weather, loss and disappointment will be the result. If the floor is thickly strewn with chaff, and a little grain scattered among it, they may be kept in exercise, and will amuse themselves for hours rolling and scratching about. On no account must they be reared under glass, or in a green-house, or they will fall a prey to disease and die off like flies as soon as they are brought out into the air. If chickens are treated in the manner I have described, they may be reared in the coldest weather, and the extra price obtained for them in the market will fully compensate for the extra trouble and cost.

Two of the most important things to be considered in order to make poultry pay are the rearing of early chickens for the spring market and the treatment of fowls in order to obtain a winter supply of eggs, as it is the last three months of the year that test the skill of the poultry keeper so far as the egg production is concerned, as everyone is aware of the difficulty in procuring fresh eggs at this period, as most of the old fowls are moulting and in many cases the young ones have not made a start, but if chickens from a good laying strain are hatched in February and March, they will commence laying in September, and those hatched in April and May will begin to lay at the end of October or early in November, and continue all through the winter providing they have been properly fed. It sometimes happens that the early birds shed their feathers the same as old hens in the autumn, and when this is the case it checks the egg supply for a time, but in the event of this, another source is open, for the April and May pullets are by this time laying, so that if one fountain dries up, another flows.

It is as well for those who undertake to supply eggs for the market to keep fowls that produce fine ones, as the size and colour should be taken into consideration, for brown-shelled eggs always sell best, and a few of these mixed with large white ones very much improve the appearance of the whole. Orpingtons and Plymouth Rocks are capital winter layers of coloured eggs, and Black Minorcas produce very large white ones and are abundant layers, especially during the summer months, and eggs from these birds cannot fail to suit the most fastidious, providing they are quite fresh. Eggs should be collected at least once a day, all soiled ones washed, and small ones, if any, picked out for home use. When they have to travel, care should be taken in packing so as to secure from breakage, as it is very annoying to both seller and buyer, on the arrival of box or hamper, to find a number broken, just perhaps at a time when they command the highest prices and are most scarce. A very successful way of packing is by using Pocock's patent egg boxes; these are made in various sizes, holding from nine dozen and upwards, and are fitted with trays, each tray divided into 36 compartments, just large enough to hold an egg, and all lined with thick felt throughout. The bottom of the trays are also covered with felt, so that each egg is really packed separately in a little felt-lined box, it being impossible for the eggs either to touch each other or move about. In a box of this kind, 12 or 15 dozen are packed in about five minutes, and unless subjected to very rough usage, will travel safely for many miles without a single breakage.

A good market should be found for both eggs and poultry, and those living in country places might send them to the nearest town. Of course in some towns they fetch a larger price than others. A good deal depends upon the surroundings. There can be no doubt, I think, but what the best prices are obtained in the London markets, but whichever way they are disposed of, the best should be made of everything, especially in these times, when there is often a depression in trade and agriculture.

Apart from the profits to be realised from poultry keeping, another addition might be added to the income where space is at command by rearing turkeys, as, with proper management, these birds are very profitable, and, after the first eight weeks of their lives, are tolerably easy to rear, and as they do not cost a great deal to keep, it is a pity they do not find their way into all poultry yards. When not required for stock, they can be successfully brought up in confinement, providing they are well supplied with grit, grass, and gravel. Of course where they can have a grass field to roam about in they will find a good deal of their living by searching for insects. The black Norfolk and Cambridge are both good kinds, and when hatched even as late as July, will make very good birds by Christmas if well kept when young. In hatching turkeys, the first thing to be considered in the selection of eggs which should always be from stock birds not less than two years of age. Care should also be taken that they are from a strain that has not been inbred, or many of them will die in the shell at different periods, and those that hatch out will be weakly and a deal of trouble to rear. Three things are essential in rearing turkeys, namely, protection from wet and damp, plenty of ventilation, and a good supply of sharp grit and green food. These birds need a greater degree of protection from dampness than any other kind of poultry. If the weather is fine and the grass perfectly dry they may be let out for an hour or two each day after they get a week old, extending their freedom as they increase in age, but on the approach of a shower should be driven in, as exposure to a storm, or allowing them to run on the wet grass, will often result in the death of a whole brood. After the age of six weeks they should be allowed, if possible, to roam about as they please. The strictest cleanliness must be attended to. Coops moved to fresh ground daily, dry clean beds given every alternate night, all feeding and drinking vessels washed each time of being used, no water or food of any kind allowed to remain, as water warmed by the sun or sour food is most injurious to young turkeys, and often proves fatal. After they have got their red heads they are fairly well out of danger, and are but little trouble. Those that have the advantage of turning them out on to a stubble field after the corn is carted will find it very beneficial, as they pick up all the waste grain, and find a great deal of insect life, which very much lessens the expense of their keep.

In conclusion, I may say that energy and perseverance must go hand in hand, accompanied by early rising and industry, and, where possible, the owner's personal attention should be given, and last, but not least, a strict account should be kept, and all items of receipt and expenditure set down regularly and methodically; the number of eggs laid and how disposed of, also the number of chickens hatched and sold, and when the year has run its course the balance will be found on the right side.

(Signed) E. Feather.

APPENDIX B. 7.

TABULATED EVIDENCE of certain FARMERS.

Name and District.	(a.) Length of Occupation by Self or Family.	(b.) Size of Farm, and Proportion of Grass and Arable Land.	(c.) System of Farming.	(d.) (a.) Buildings. (b.)—1. Drainage of Premises. 2. Drainage of Land. (c.) Water Supply.	(e.) Nature of Tenancies.	(f.) (a.) Rent. (b.) Rates. (c.) Taxes and Tithe.	(g.) (a.) Permanent Reductions, or (b.) Abatements since 1882.	(h.) Is the Labour Bill higher since 1882.	(i.) Since 1882 has Labour on your Farm been curtailed by— (a.) Turning Arable Land to Grass. (b.) Use of Machinery. (c.) Desire for Economy in the Labour Bill.	(j.) Do you consider the Land is being worse farmed than 10 years ago?
Mr. Edward Mawer, farmer, 565 acres. Thorney.	28 years -	408 arable - 153 pasture. 4 premises. 565 acres.	No special system	(a.) Sufficient and convenient. (b.)—1. Not very good. 2. Requires renewing. (c.) Only rain water.	Yearly -	(a.) 1,076*l.* (b.) 88*l.* 5*s.* 2*d.* (c.) None.	(a.) None - - (b.) 22½ per cent in 12 years.	About the same	The desire for economy has been present, but not the power.	No, not on this estate.
Mr. William Horrell, 304 acres. Thorney.	26 years -	176 arable - 128 pasture. 304 acres.	No particular system.	(a.) Sufficient and convenient. (b.)—1. Moderately good. 2. Ditto. (c.) Often short in summer for cattle.	Yearly -	(a.) 574*l.* 10*s.* (b.) 49*l.* 6*s.* 3½*d.* (c.) 6*l.* 0*s.* 5*d.* taxes, no tithe.	(a.) None - - (b.) Averaged 27 per cent. of rental between 1885 and 1894.	Scarcely any difference.	No, very little difference.	Not here.
Mr. Arthur Gee, farmer, 440 acres. Shelford.	9 years -	300 arable - 140 grass. 440 acres.	Four-course system.	(a.) Good - - (b.) Good. (c.) Good.	Yearly -	(a.) About 25*s.* an acre. (b.) About 40*l.* (c.) About 45*l.*, no tithe.	About 10*s.* an acre has been taken off since 1882, and an additional rebate of 10 per cent. has been given in some seasons.	No, not quite so high.	(a.) Yes - - (b.) Yes, considerably. (c.) Certainly.	Most certainly.
Mr. Thomas Wright, 1,427 acres, four farms. Chesterton.	Owned one farm since 1874. Have taken three since.	928 arable - 499 grass. 1,427 acres.	Various on the four farms.	(a.) Good - - (b.)—1. Good. 2. Good. (c.) Good.	Leases expiring March 1897.	(a.) 939*l.* 12*s.* (b.) 149*l.* 8*s.* 10*d.* (c.) 43*l.* 7*s.* Tithe, 37*l.* 8*s.* 2*d.*	(a.) 56*l.* per annum. (b.) No abatements.	Slightly higher on two farms, lower on one.	Labour has been reduced by one-half on one farm. Machinery has not decreased my bill.	Yes.
Mr. Wiliam John Clark, 320 acres. Thriplow.	62 years -	300 arable 20 pasture. 320 acres.	Four course -	(a.) Convenient, but not quite sufficient. (b.) Good. (c.) Good.	Yearly - -	(a.) 250*l.* - (b.) 30*l.* (c.) Has not paid under Schedule B. Tithe about 80*l.*	(a.) Rent was 403*l.* 1882. No abatements.	Yes, though wages are 10*s.* instead of 12*s.*, my labour bill is 100*l.* more.	No saving of expense by machinery.	Most decidedly.

B. 7.—(*continued.*)

Name and District.	(*a.*) Length of Occupation by Self or Family.	(*b.*) Size of Farm, and Proportion of Grass and Arable Land.	(*c.*) System of Farming.	(*d.*) (*a.*) Buildings. (*b.*)—1. Drainage of Premises. 2. Drainage of Land. (*c.*) Water Supply.	(*e.*) Nature of Tenancies.	(*f.*) (*a.*) Rent. (*b.*) Rates. (*c.*) Taxes and Tithe.	(*g.*) (*a.*) Permanent Reductions, or (*b.*) Abatements since 1882.	(*h.*) Is the Labour Bill higher since 1882.	(*i.*) Since 1882 has Labour on your Farm been curtailed by— (*a.*) Turning Arable Land to Grass. (*b.*) Use of Machinery. (*c.*) Desire for Economy in the Labour Bill.	(*j.*) Do you consider the Land is being worse farmed than 10 years ago?
Mr. William Horrell, 400 acres. Manca.	18 years -	310 arable - 90 pasture. 400 acres.	No particular system.	(*a.*) Sufficient - (*b.*)—1. Fairly good. 2. Fairly good. (*c.*) Good.	Yearly - -	(*a.*) 500*l.* - (*b.*) 76*l.* (*c.*) 10*l.* No tithe.	(*a.*) Rent 500*l.* less than formerly, but certain portion given up. (*b.*) Small abatements.	Very little alteration.	No, less labour -	Not much differance.
Mr. S. M. Egar, 273 acres Parson Drove.	10 years -	182 arable - 81 pasture. 263 acres.	Five course -	(*a.*) Recently improved. (*b.*)—1. Not good. 2. Fair. (*c.*) Bad.	Leasehold -	(*a.*) 200*l.* - (*b.*) 54*l.* 7*s.* (*c.*) 18*l.* 17*s.* 3*d.* Tithe, 68*l.* 7*s.*	(*a.*) None - - (*b.*) 25*l.* on Lady Day 1894.	Not higher -	(*a.*) Yes - - (*b.*) Yes. (*c.*) Yes.	Yes, there is no capital.
Mr. R. Parsons, 1,300 acres, four farms. Elsworth.	Over 100 years on my own land.	929 arable - 353 pasture. 18 orchard. 1,300 acres.	Various - -	(*a.*) Good - - (*b.*)—1. Good. 2. Wants renewing. (*c.*) Yes.	Freehold, leasehold, and yearly tenancy.	(*a.*) 358*l.* - (*b.*) 179*l.* 17*s.* 4*d.* (*c.*) 35*l.* 10*s.* 2*d.* No tithe.	(*a.*) 160*l.* on three farms. (*b.*) Yes, on all three.	Higher in produce, not in gold.	(*a.*) Partially - (*b.*) No. (*c.*) Yes.	Yes, it is impossible to farm as high.
Mr. Tom Askney, 425 acres. Thorney.	50 years -	290 arable - 135 pasture. 425 acres.	——	(*a.*) Insufficient - (*b.*)—1. Good. 2. Bad. (*c.*) Good.	Yearly - -	(*a.*) 32*s.* per acre. (*b.*) 56*l.* 16*s.* (*c.*) 16*l.* 1*s.* 8*d.* No tithe.	(*a.*) - - (*b.*) About 20 per cent. on Duke of Bedford's.	About as usual	—	No.

ROYAL COMMISSION ON AGRICULTURE.

ENGLAND.

REPORT

BY

MR. R. HENRY REW
(ASSISTANT COMMISSIONER)

ON THE

COUNTY OF DORSET.

Presented to Parliament by Command of Her Majesty.

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REPORT ON DORSET.

To Herbert Lyon, Esq., Secretary,
Royal Commission on Agriculture.

Norfolk House, Norfolk Street,
London, W.C.,
December 17, 1894.

Sir,

I have the honour to present my report on the county of Dorset.

I.—Introduction.

Method of inquiry.

1. After visiting Sussex, Wiltshire, and Devon, as previously reported to the Commission, I proceeded to Dorset. I made Dorchester my headquarters for about two-thirds of the time, and Blandford for the remainder. From thence I visited as much of the county as possible, including Beaminster, Bridport, Cerne Abbas, Puddletown, Bere Regis, Wool, Wimborne, Sturminster Newton, and Sherborne, and a good part of the districts lying around and between those centres. I held public meetings at Dorchester, Blandford, Bere Regis, and Wool—the three latter being arranged by the Blandford Farmers' Club, the Milborne St. Andrew's Farmers' Club, and the Winfrith Farmers' Club respectively. I also met, by arrangement, a number of farmers at Beaminster, Bridport, and Wimborne. At all the places named, where a market is held, my visit was paid on market day. I visited a large number of farms in all parts of the county, and was everywhere welcomed by farmers, and afforded every assistance in my inquiry. I also received evidence from several landlords and agents to large estates. In addition to the farmers' clubs above mentioned, all of whom gave the most valuable help, I communicated with the Axminster Union Tenant Farmers' Club, whose district runs into the borders of the county, and I received evidence from two or three of its members. I communicated with the clerks to the boards of guardians of the county, all of whom answered my inquiries readily.

II.—Description of District.

Area of county.

2. The total area of land and water (excluding tidal water) in the county of Dorset is 632,272 acres. Of this, 490,571 acres are returned as under cultivation, and there are also about 14,018 acres of mountain and heath land used for grazing, and 31,157 acres of woods and plantations.

Geological features.

3. The county consists of three main divisions, corresponding with the geological formations which characterise them. These are, 1, the oolitic; 2, the cretaceous; and 3, the eocene; or, more colloquially, the clay, the chalk, and the heath districts. I cannot do better than quote Mr. Little's admirable description of them in his Report to the Duke of Richmond's Commission:—

"The oolitic strata are found in two tracts of nearly equal extent on the north and west of the county. The first of these sub-divisions extends from the Wilts border of the county near Shaftesbury to the Somerset boundary near Crewkerne. Between these two points the kimmeridge clay, coralline oolite, Oxford clay, cornbrash, forest marble, and lower oolite strata are traversed. It includes an important grass country, in which dairying and grazing are largely carried on, and some thin but useful arable lands on the cornbrash, coralline oolite and lower oolite; the other sub-district lies west of the chalk range from Beaminster to the Devon boundary, and southwards to the sea, with a branch running south-east to Weymouth and the Isle of Portland. Within this portion are some remarkably rich lands on the marlstone and lower oolite, and the poor cold vale of Marshwood on the lias.

"The cretaceous strata occupy the whole or centre of the county, running in a broad block from Cranborne and Shaftesbury on the north-east to within a few miles

of Bridport on the south-west. This district, covering more than one-third of the county, is by far the most important agriculturally. Corn and sheep are intermixed with dairying on a large scale.

"The eocene district, comprising about 30 per cent. of the whole county, lies south and east of the chalk range from Cranborne to the Isle of Purbeck, and from Poole by Wareham to within a few miles of Dorchester in the west. This is for the most part a poor agricultural district, with large tracts of barren land, and few attractions for the agriculturist."

Physical aspect.

4. The first of the three divisions above mentioned, *i.e.*, roughly speaking, the north and west of county, may also be termed the Vales, comprising as it does the Blackmoor Vale, while the district around and west of Beaminster is markedly a succession of sheltered valleys. This is mainly a grass district, dairying and cattle-breeding being largely practised. The chalk belt of the county approximates naturally to the district of South Wilts on which I have already reported. The heath division contains a large proportion of unreclaimed and waste land of the poorest character.

Size of estates.

5. When Mr. Little reported on the county, he stated it to be one of large estates, 53 per cent. of the total area being in the hands of owners of more than 3,000 acres. This applies perhaps less to West Dorset than to the remainder of the county. In South or Mid-Dorset the average size of estates was variously stated in evidence laid before me to be from 6,000 to 15,000 acres. In the northern part of the county one estate, of which particulars were given, is 26,500 acres in extent (partly in Somerset), and there are several other very considerable properties. The Duchy of Cornwall has 4,738 acres in Dorset.

Size of farms.

6. The following statement shows the number of holdings above five acres in extent, as given in the Return of the size of agricultural holdings made in 1885 :—

—	No.	Per cent. of Total.	
		Dorset.	England.
From 5 to 20 acres - - -	1,297	34·9	37·6
„ 20 to 50 „ - - -	651	17·5	21·0
„ 50 to 100 „ - - -	502	13·5	15·5
„ 100 to 300 „ - - -	785	21·2	20·4
„ 300 to 500 „ - - -	259	6·9	3·9
„ 500 to 1000 „ - - -	196	5·3	1·4
Above 1000 „ - - -	26	0·7	0·2
	37,16	100·0	100·00

The average size of farms differs in different parts of the county, the larger ones being as a rule in the chalk district. They range from 100 to 1,000 acres, a typical holding being about 400 or 500 acres. In the Beaminster district the range is from 50 to 250 acres, and very few exceed 300 acres. One witness (at Dorchester) put the average size at 100 acres if a dairy farm, and 300 to 400 acres if a mixed farm.

Crops.

7. Taking the county as a whole, 298,634 acres of its total cultivated area are now permanent pasture, while the arable land amounts to 191,937 acres. There were, in 1894, 89,953 acres of corn, 52,616 acres of green crops, and 45,946 acres of clover and rotation grasses. Wheat is now the least important of the three chief grain crops, being grown on 21,657 acres, while barley occupies 31,196 acres, and oats 31,188 acres. There are 25 acres of flax, and 310 acres of small fruit. The following are the details given in the preliminary agricultural returns for the year 1894 :—

	Acres.	Acres.
Corn crops :—		
Wheat - - - - - -	21,657	
Barley or bere - - - - -	31,196	
Oats - - - - - -	31,188	
Rye - - - - - -	2,996	
Beans - - - - - -	1,410	
Peas - - - - - -	1,506	
Total corn crops - - - -		89,953

	Acres.	Acres.
Green crops:—		
Potatoes	1,644	
Turnips and swedes	37,150	
Mangold	5,892	
Cabbage, K. Rabi, and rape	3,376	
Vetches and tares	4,090	
Other green crops	464	
Total green crops		52,616
Clover, sainfoin, and grass under rotation:—		
For hay	28,741	
Not for hay	17,205	
Total		45,946
Permanent pasture:—		
For hay	95,591	
Not for hay	203,043	
Total		298,634
Flax		25
Small fruit		310
Bare fallow or uncropped arable land		3,087
Total acreage under all kinds of crops, bare fallow, and grass		490,571

8. The four-course system was until recently almost universal over the greater part of Dorset, but in late years it has been modified by leaving the seeds down another year or two. Oats, too, largely take the place of the wheat shift. The following statement from a witness in the Cerne Union may be taken as fairly representative evidence on this point:— System of cultivation.

"The four-course system has been followed, but lately seeds have been left two years, and wheat acreage reduced by growing more oats. Also the barley acreage has been reduced by growing oats after turnips in some cases. Trifolium and winter tares are fed off before turnips on some fields."

In the Beaminster district I was told that it was a common practice to take barley after wheat, as if taken after roots it is liable to go down.

9. It will be seen (par. 7) that there were in 1894 only 25 acres of flax grown in Dorset. This is probably all grown in the western part of the county, where the crop had at one time considerable importance. One witness in the neighbourhood of Bridport stated that he used to grow 50 acres of flax, and has made as much as 14*l.* per acre for the standing crop. He now grows six acres. Other instances were given showing the marked decline in flax growing. This was attributed to foreign competition, and it was stated that a crop of flax is now worth 5*l.* per acre less that it was, say, 12 years ago. The following is a statement of the number of acres of flax grown in Dorset in each year from 1881 to 1894:— Flax-growing.

1881	225	1888	211
1882	247	1889	232
1883	174	1890	195
1884	117	1891	109
1885	127	1892	56
1886	228	1893	36
1887	251	1894	25

10. The system of ensilage is practised to some extent. On one farm especially—that of Mr. G. Wood Homer—I found a large silo constructed in an old chalk-pit. The top came to a convenient height for filling from a roadway, while the silage could be taken out by carts at the bottom. The silo was divided longitudinally into two compartments, and its total capacity was about 300 tons. At the time of my visit it was being filled with grass from a large water meadow—a most luxuriant crop. Mr. Homer stated that he had fed silage to his dairy cows throughout the whole of the winter 1893–94 (when hay was exceedingly scarce), and that they had received no hay at all. Ensilage.

Yield of crops.

11. The following is a statement of the average yield per acre of each crop in Dorset, as given in the Produce Returns for each of the years 1885 to 1893 :—

Crop.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.	1893.	Mean Crop, 1885–93.
	Bushels.	Bushels.	Bushels.	Bushels.	Bushels.	Bushels.	Bushels.	Bushels.	Bushels.	Bushels.
Wheat	28·71	26·87	30·24	23·02	30·64	28·67	33·18	29·27	24·72	29·37
Barley	34·59	33·99	34·37	31·59	36·78	33·52	36·76	33·66	25·81	33·45
Oats	41·37	39·90	35·53	44·16	45·12	45·28	40·89	39·94	27·08	39·92
Beans	25·29	28·83	27·67	26·67	31·71	32·42	31·21	25·54	15·16	27·17
Peas	20·43	27·45	24·89	20·80	29·29	28·63	26·78	25·42	16·46	24·46
	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.
Potatoes	6·61	6·40	5·82	5·04	5·97	5·37	6·17	6·36	6·45	6·02
Turnips	6·40	16·44	4·74	13·13	11·24	11·12	10·37	10·70	11·88	10·67
Mangold	14·87	25·96	16·56	25·75	26·79	24·21	26·12	25·73	9·96	20·66
Hay :—										
From clover, sainfoin, and grasses.	1·32	1·20	1·28	1·29	1·52	1·30	1·22	0·99	0·48	1·16
From permanent pasture.		1·31	0·91	1·59	1·46	1·24	1·09	0·66	0·40	1·08

These figures have in detail a certain amount of interest, as showing the varying effect of different seasons on the yield of particular crops. The comparative failure of the root crop in 1885 and 1887, for instance, is shown very markedly. But for the present purpose the last column is that which mainly calls for attention, as showing the broad result of the farming of the county. The yield of wheat on the average of nine years is 29·37 bushels, or nearly half a bushel above the average for the whole of England. The barley and oats crops, on the other hand, do not show such favourable results, being nearly one bushel in the former case, and rather more than two bushels in the latter, below the average for the country. The pulse crops also are below the average, and the same remark applies to all the remaining crops. It must be borne in mind, however, that the comparison is not strictly a fair one, as the nine years from which the mean is calculated comprised at least three or four exceptionally bad seasons, whereas the general average for the country is not an actual calculation, but a computation made from special returns in 1885. The following were the computed average yields of each crop in Dorset and in England respectively as returned in 1885, and I add for comparison the mean for Dorset as given in the above table :—

Crop.	Dorset Mean of 1885–93.	Dorset computed 1885.	England.
	Bushels.	Bushels.	Bushels.
Wheat	29·37	27·51	28·94
Barley	33·45	33·66	34·35
Oats	39·92	41·01	42·10
Beans	27·17	30·96	30·30
Peas	24·46	25·80	28·57
	Tons.	Tons.	Tons.
Potatoes	6·02	7·89	6·32
Turnips	10·67	15·59	15·27
Mangolds	20·66	26·61	19·89
	Cwts.	Cwts.	Cwts.
Hay from clover, &c.	23·2	26·03	29·39
Hay from pasture	21·6	25·50	26·33

Taken together these tables tend to show that Dorset is a county fairly well suited for wheat-growing as shown by the high average of the past nine years—while the good general character of the farming is indicated by the heavy root crops.

Live stock.

12. The number of live stock of each description in the county of Dorset on June 4th, 1894, was as follows :—

Horses used solely for agriculture	13,025
Unbroken horses	2,909
Mares kept solely for breeding	504
Total horses	16,438

Cows and heifers in milk, or in calf	51,152
Other cattle :—	
Two years old, and above	11,243
One year, and under two	6,921
Under one year	10,639
Total cattle	79,955
Ewes kept for breeding	182,370
Other sheep :—	
One year old, and above	60,338
Under one year	140,985
Total sheep	383,693
Sows kept for breeding	6,936
Other pigs	46,833
	53,769

These numbers show that for every 1,000 acres of cultivated land, 33 horses, 163 cattle, 782 sheep, and 109 pigs are kept in Dorset. In England as a whole there are 47 horses, 179 cattle, 639 sheep, and 81 pigs, for every 1,000 acres of cultivated land.

Class of live stock.

13. The larger number of cattle in the county are of a short-horn character, but on the western side Devons prevail, and are, I was told, pushing out all other breeds. A cross between the Shorthorn and Hereford or the Shorthorn and Devon is popular. Dorset horns are the breed of sheep mainly kept, especially in the south and west of the county. In the north and east Hampshire downs and Dorset horns—and to some extent Southdowns—divide the favour of farmers. Mr. Ensor, the secretary of the Dorset Horn Flock-Book Society, informed me that 200,000 Dorset horn sheep are kept in Dorset and Somerset. This breed has come into wide popularity within comparatively recent times, supplanting a class of Down sheep, with brown faces, which were something between a Hampshire and a Southdown of the present day. The cart-horses are of a somewhat light character, but Shire stallions are now increasingly used. As regard pigs the Berkshires seem to be predominant, but the Tamworths are kept in some parts, and in the northern part of the county white Yorkshires are increasing in popularity.

Stock management and dairying.

14. As a whole Dorset is more of a stock-rearing than a grazing county, but in certain parts, as, for instance, in the district between Sturminster Newton and Blandford, cattle are fattened to a considerable extent. There is a very large output of early fat lambs, a branch of industry to which the early lambing propensities of the Dorset horn sheep peculiarly adapt themselves. Dairying is largely practised for milk-selling, butter-making, and cheese-making. The practice adopted by the larger farmers is to let their milking cows to a "dairyman" who occupies the "dairy house" on the farm, and has the sole management and responsibility, making the best he can of the dairy, and paying a fixed sum per cow to the farmer. The sum ranges from 10*l.* to 12*l.* 10*s.* per cow, and for this the farmer supplies all hay, straw, and roots, with the use of certain meadows, and the necessary buildings. The farmer generally reserves the right of taking at an agreed price a certain number of heifer calves which he rears for filling up the diary herd, and the dairyman sells the remainder at about six weeks old. This system strikes an outsider as involving needless complication, but it seems to be generally accepted as satisfactory, though many farmers keep their dairies in hand, and I found indications of a growing tendency in that direction. The system is of course only adopted on the larger mixed farms, and it has one advantage in providing a stepping stone for men to rise from the position of stockman to that of dairyman, and from thence to tenant farmer. That it answers the purpose of the dairyman is indicated by the fact that there appeared to be no difficulty in letting dairies. In West Dorset I was informed of one instance in which the same man had hired no less than six dairies, which he worked by placing a manager in each. One advantage which this pluralist dairyman obtained was stated to be that he turned out a uniform quality of butter from all the 300 cows under his control.

Cheese making.

15. Practically all the dairies which are let are devoted to butter-making or cheese-making. In the northern part of the county Cheddar cheese is largely made, but there is a considerable production of a local variety of skim-milk cheese termed "Dorset" or

"Blue" cheese. There is a large local demand for this cheese, which, notwithstanding its deficiency in fat, is very palatable. I obtained, through Mr. E. A. Rawlence, the following description of the process of making this kind of cheese, written by a successful maker:—

Cheese required to turn blue should not be made whilst the cows are being fed on hay.

The best months for making it are from May to September.

The evening milk should be spread in tin or lead coolers from 2½ to 3 inches in depth and allowed to remain 24 hours; the same means should be adopted with the morning's. Then the cream is skimmed off. In clear or cold weather the evening's milk would ripen better were it allowed to remain 36 hours previous to being skimmed. The morning's milk should then be warmed sufficiently to bring the whole, when mixed together, to about 75° F. In the spring and autumn 80° F. would not be too high. A teaspoonful of rennet to every six gallons. Should the acidity of the milk be very high less rennet would be required and also a less degree of heat. After the rennet is added to the volume of milk, stir it for about three minutes, cover the tub, with a cloth, and let it remain until set, leaving the bowl floating on the top of the milk. When sufficiently ripe the bowl should come away from the curd quite clean. It is then ready to break; this should be done by means of a breaker, but a tin bowl will be found to answer the purpose with equally good results. It should then be allowed to settle for about three quarters of an hour, unless the cheese seems turning off fast; then half an hour will be sufficient, as, in that case the whey should be drained off as soon as possible. Should the morning's milk appear the least sour, it would be much better to add hot water (instead of warming the milk) to bring it to the required heat for rennetting. On some soils this mode should be adopted throughout the season. In fact, this is our mode of management. After all the whey is drained off the curd should be cut in pieces about 6 inches square and packed up in centre of tub. It should be moved occasionally and repacked to allow the whey to drain off. It remains with the experience of the maker to know when the curd is sufficiently ripe for grinding—taking care not to grind it too fine. A little curd should have been put back the previous day to be mixed with the new curd; this system is never omitted by us. The quantity of salt required would be about 4 lbs. to the cwt. Spread the curd over the tub in layers, sprinkling each layer with salt, mix well, then vat it. A slight pressure to commence with, or else the whey will appear white, or the cheese will set too quickly around the outside, whilst a quantity of whey remains in the centre. The cheese will be fit to be turned within a few hours after being vatted, using a dry cloth for the purpose. It should be allowed to remain in press two days, turning it twice a day. It is then placed in a brine of salt and water and allowed to remain three days, turning every day; then allowed to drain over the salter on a slanting board, then to the cheese room, Great care should be taken to keep the cheese as dry as possible, turning them back every day on a clean *dry* part of the cheese room. It depends much on the skill and judgment of the maker of this class of cheese, as the operations vary considerably according to the seasons, &c. A dry season, according to my experience, is the best for making a good blue cheese.

N.B. A bucketful of milk stood in the furnace in warm water over night, and allowed to remain until the next morning, assists greatly in raising the acidity of the milk, should the maker find any difficulty on that point.

A bowl full of buttermilk stirred in the milk at the time of rennetting is a great help in some cases, where the cheese is apt to cut rather tough.

I was informed by many of whom I inquired that there was a good deal of uncertainty about the making of this kind of cheese. If it turns out well and becomes properly "blue" throughout it will make about 6*d.* per lb., but if it "goes wrong" it is practically unsaleable. In most cases I failed to obtain any information as to the causes which control success or failure. It may be noted that the cheese cannot, as I was informed, be successfully made from separated milk, a fact which indicates that a certain, though a small, proportion of fat in the milk is necessary to its production.

A cheese factory.

16. The Blackmoor Vale cheese factory, which I visited, is situated at Lydlinch, near Sherborne. It was started in 1891 by a limited liability company, Mr. Wingfield Digby, M.P., on whose estate it is, being mainly responsible for its establishment and holding a large number of the shares. It has a nominal capital of 5,000*l.*, divided into 400 5 per cent. preference shares of 5*l.* each and 600 ordinary shares of 5*l.* each. It started, however, with only half the capital subscribed, though the shares have since been taken up, so that very few ordinary shares were left at the time when the last balance sheet was presented—March 1894. The land for the factory was acquired on easy terms on a 99 years' lease. I was furnished by Mr. E. A. Ffooks with the various balance sheets of the company, from which it appears that, after some preliminary difficulties, chief of which was a bad debt of 465*l.* in 1892, the undertaking is now a financial success. In their report on the year 1893–94 the directors congratulate the shareholders on the fact that there was a gross profit of 684*l.* on a total turnover of 6,459*l.* and that the whole of the bad debt above referred to had been cleared off. Taking the two complete years of the working of the factory, I find that the milk purchased averaged 4,478*l.* and the sales of cheese, &c. 5,885*l.* A very high quality of chedder cheese is made—a fact which is vouched for by the number of prizes won by the factory at the Royal and other shows. The best cheese of 1893 made 78*s.* per cwt. From 1,100 to 1,200 gallons of milk were being received daily at the time of my visit, farmers delivering twice a day. Cheese-making is started in March and goes on to November, the milk during the winter months being sent to Stalbridge and thence to London. The arrangement and equipment of the factory are very good and complete, and it appears, so far as I could judge, to be very well managed.

III.—The Situation in 1881.

17. Mr. W. C. Little, as Assistant-Commissioner on the Duke of Richmond's Commission, paid three visits to Dorset in 1880 and 1881, and in his report he summed up the situation as follows:— Mr. Little's report.

"The impression which was made upon me by these visits, and by the information which I have received, led me to conclude that this county, though it has suffered serious losses, cannot be placed in the class of the most depressed districts. There are farms which are unlet. There have been general remissions of rent, and in some cases very large ones, and of course land which has to be let afresh lets for less money. Indeed, I have heard of cases where a great reduction has been made; but I do not think there is in this county what there is in some districts, a complete absence of any demand or market value for land, and I attribute this to two causes: first, that seasons have been more favourable here; and, secondly, that the farmers are not dependent on one or two branches of farming. There is no doubt that 1879 was a fearfully bad year for them all round. I have never seen in all my travels such miserable samples of corn as were shown to me in the spring of 1880, as the produce of well-managed farms. On the southern coast, in some instances, crops of corn passed from outgoing tenant to incomer, and were valued at nothing. Dairying also failed equally with corn in that year. No quantity of cheese or butter was made, and the price of the former was low. Sheep died in great numbers, particularly in the Vale of Marshwood and other low-lying clay lands, and cattle were unhealthy, The harvest of 1880 was, however, a great improvement, and in particular the district along the south coast, which had been so unfortunate in 1879, was favoured with very fine weather and a good crop of corn. Although neither 1880 nor 1881 are said to have been very good years, they have not been so ruinously bad as 1879, nor so deficient as in many other counties, and if the decadence of agriculture has not been altogether arrested here, it has not, I think, proceeded on its downward course so rapidly as in some other parts of England."

IV.—Depression since 1881; its Causes.

18. At the meeting held at Bere Regis (*see* Appendix D 2), the following resolution was adopted:— Low prices. App. D 2.

"That the farming of arable land (especially on the old four-course system), has become absolutely unprofitable on account of the low price of produce."

At the Blandford meeting (*see* Appendix D 2) a change in the currency laws was advocated, "in order," as the resolution stated, "to counteract the great and continuous "fall in the prices of commodities."

That low prices are the main cause of the depression is, indeed, the universal opinion. "Give us back the prices of 20 years ago, and we want nothing more," is the main burden of the cry from every farmer.

19. The fall in the price of corn is indicated in the following table, showing the average prices per quarter officially returned at the markets of the county in the years 1880, 1888, and 1893:— Price of corn.

—	Wheat.			Barley.			Oats.		
	1880.	1888.	1893.	1880.	1888.	1893.	1880.	1888.	1893.
	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.
Blandford - -	40 2	32 10	26 7	31 2	29 0	26 6	20 0	16 7	18 3
Bridport - -	42 2	32 7	26 4	34 9	24 6	27 10	—	15 0	19 2
Dorchester - -	39 10	32 2	26 2	33 0	28 1	25 9	22 9	16 8	18 0
Wareham - -	39 2	32 6	25 10	34 4	28 8	27 1	—	—	—
Wimborne - -	—	—	26 10	—	—	27 2	—	—	19 7

Going back for a longer period the following extracts, from the books of a farmer occupying 420 acres (300 being arable) in mid-Dorset, are of interest as showing the prices at which corn was actually sold in certain years:

Years.	Wheat.		Barley.		Oats.	
	s.	d.	s.	d.	s.	d.
1862	55	5	35	1	22	7
1872	57	0	37	3	23	2
1873	58	8	40	5	25	5
1878	46	5	40	2	24	4
1882	45	1	31	2	21	10
1883	41	7	31	10	21	5
1892	30	3	26	2	20	0
1893	26	0	23	0	19	0
1894	24	5	25	0	18	9

A still longer period—46 years—is comprised in the following statement, supplied by Mr. Hoddinott, of Sherborne, from his farm accounts, showing the average price actually realised by him for wheat and barley in each year:

Year.	Wheat.	Barley.	Year.	Wheat.	Barley.
	Per qr. s.	Per qr. s.		Per qr. s.	Per qr. s.
1847	70	40	1871	56	40
1848	52	33	1872	58	36
1849	42	26	1873	58	48
1850	40	26	1874	58	49
1851	39	30	1875	44	41
1852	40	40	1876	50	41
1853	55	42	1877	56	41
1854	72	40	1878	44	48
1855	76	46	1879	48	45
1856	60	50	1880	41	38
1857	46	50	1881	45	37
1858	42	40	1882	49	35
1859	42	42	1883	44	35
1860	60	45	1884	35	36
1861	56	38	1885	34	36
1862	50	40	1886	34	34
1863	42	40	1887	35	32
1864	43	33	1888	33	29
1865	42	33	1889	32	30
1866	58	38	1890	32	35
1867	66	45	1891	38	34
1868	56	48	1892	28	32
1869	56	48	1893	25	32
1870	46	40	1894	24	—

Cost of production.

20. The following calculation was made for me by Mr. G. Wood Homer, to whom I am indebted for much valuable help, showing the cost of working and the gross return from an acre of ordinary arable land in Dorset on the four-course system at present prices.

Average Cost of Working per Acre, per Annum.	£	s.	d.
Charges on land, tithe, land tax, and rates	0	10	0
Ploughing, tilling, and horse labour	1	0	0
Artificial manure	0	12	0
Seed	0	8	0
Manual labour	1	0	0
Tradesmen's bills	0	10	0
Interest on farmer's capital, including tenant right at entry (5 per cent. on 10*l.* per acre on arable land only)	0	10	0
	£4	10	0
			4
Cost for four years	£18	0	0

Average Return per Acre, per Four Years.	£	s.	d.
28 bushels wheat, at 3*s.* 6*d.*	4	18	0
Wheat straw (consuming value)	0	15	0
32 bushels barley, at 3*s.* 3*d.*	5	4	0
Barley straw (consuming value)	0	15	0
Roots " "	2	0	0
1 ton clover hay " "	2	5	0
Feeding after-shear	0	16	0
Return for four years	£16	13	0

This calculation it will be observed shows an actual loss of 6*s.* 9*d.* per acre per annum on average arable land on the four-course system, without allowing for the payment of any rent whatever. Mr. Homer observed that it is "made on the old "basis of farming arable land and keeping it in good tenantable condition," and it proves that "the system must be altered to allow the tenant to pay rent and live on his holding."

I should add that the above calculation was submitted to a meeting composed mostly of farmers, and it was objected that the cost of manual labour was understated. Mr. Homer explained, however, that he had not included the wages of carters and shepherds which would increase the cost from 1*l.* to 26*s.* or 27*s.* per acre per annum.

Three calculations of the cost per acre of growing wheat were given me by farmers in different parts of the county, viz., by Mr. J. J. Young, Mr. William Burrow, and Mr. W. D. Kent. I give them side by side:

—	I.			II.			III. Wheat after two years lay.		
	£	s.	d.	£	s.	d.	£	s.	d.
Rent	1	10	0	1	5	0	0	15	0
Rates and taxes	0	4	6	0	1	6	0	2	3
Seed	0	8	6	0	15	0	0	10	0
Manure	1	10	0	2	0	0	1	5	0
Labour: horses and machines	1	1	6	2	7	6	2	17	9
" men's wages	0	14	6	1	10	0			
	£5	9	0	7	19	0	5	10	0

The mean of these three calculations is 6*l.* 6*s.* 0*d.*, including rent, but not including interest on capital.

The following calculations of the cost per acre of growing barley, oats, and roots were also furnished to me:—

—	Barley.			Oats.			Roots (average of Mangolds, Swedes, Turnips, and Rape, nearly all fed off by Sheep).		
	£	s.	d.	£	s.	d.	£	s.	d.
Rent	0	10	0	0	15	0	0	15	0
Rates and taxes	0	1	6	0	1	0	0	1	0
Seed	0	10	0	0	14	0	0	4	0
Manure	2	10	0*	1	0	0	1	10	0
Labour: horses and machines	2	10	0*	1	11	0	2	0	0
" men's wages				1	1	6	1	0	0
	6	1	6	5	2	6	5	10	0

* Including half the tillage and manure of the previous turnip crop.

21. In addition to the fall in the prices of corn, there has been also a fall to some, though not to so great, an extent in the price of stock and a serious and permanent fall in the price of wool. As regards stock it must be borne in mind that it is always subject to fluctuation from year to year. Still, there is in later years a distinct fall in the level of prices. One witness, for instance, said he had made from 60*s.* to 65*s.* for his ewes, and that now he only made 32*s.* to 33*s.* Another said the ordinary average for wethers was 56*s.*, and last year he only made 40*s.* Another gave me from his books the following figures at which he sold sheep, lambs, and wool in different years:— Prices of stock, &c.

—	Fat Sheep.	Lambs.	Wool.
	s.	*s.*	*s. d.*
1880 - - -	60	42	1 4 per lb.
1881 - - -	40	30	1 2½ „
1882 - - -	49	35*s.* 6*d.*	1 3 „
1883 - - -	60	40	1 2½ „
1890 - - -	50	34	1 0 „
1891 - - -	45	28	1 0 „
1892 - - -	35	24	0 11½ „
1893 - - -	30	20	0 11½ „

As regards wool many farmers told me they could not get more than 10*d.* per lb., whereas 20 years ago they could count upon 1*s.* 6*d.* One witness pointed out that this makes a difference of from 3*s.* to 4*s.* per head per annum on each sheep.

I was informed that dairies are now let at from 2*l.* to 3*l.* per cow less than they were 10 or 12 years ago.

On the other side of the account manures and feeding stuffs cost less. One witness mentioned that he had just bought some super-phosphate at 27*s.* 6*d.* for which a few years ago he would have had to pay 5*l.* 5*s.*

Other causes.

22. I have already referred to the reduction of flax growing which in West Dorset may be regarded as a contributory cause to the depression in that district.

The decay of local industries has also affected the situation by reducing the rural population. Thus in one large parish I was informed that three tanyards, three felmongers and some eight malthouses which existed in 1879 had now all disappeared.

One witness stated that the depression is due to "over-production occasioned by the "developments of modern science, such as railways, steamships, meat refrigerators, "sheaf-binders, &c."

The season of 1893.

23. In Dorset, as in most counties, the season of 1893 had greatly accentuated and increased the difficulties of farmers. On the thin soils I was told that some of the barley was never cut at all, being practically burnt up. The effect of the season on the milk supply is indicated by a fact mentioned by the manager of the Blackmoor Vale Dairy factory, viz., that in 1893 a gallon of milk did not make 1 lb. of curd, whereas this year on a daily supply of some 1,100 to 1,200 gallons, there would be about 100 more pounds of curd than there were gallons of milk. In the same district a farmer stated that his horses had not tasted hay for two years.

One witness gave me a statement of the quantity of corn grown on his farm which showed that in 1893 he grew 621 sacks and in 1892 925 sacks. In the four years 1881–4 his average yield was 1,109 sacks.

V. Effects of the Depression.

(*a*) *On Landowners.*

Reductions of rent

24. General statements as to the extent to which rents have fallen since 1881 vary considerably, as might be expected from the diversity of conditions in the county. On one estate in the north-east the reduction was stated to be 25 per cent., on a smaller estate in the south 15 per cent., and on another small estate 20 per cent. An estate agent in Mid Dorset put the reduction at from 10 to 40 per cent., and another near Bridport at from 10 to 60 per cent. An agent to estates in the Wimborne and Cranborne Union comprising about 30,000 acres stated that the reductions had been large, in some cases as much as 50 per cent. On the Digby estate Messrs. Rawlence and Squarey stated that from 1879 to 1884 a temporary allowance averaging about 15 per cent. was given, and this was made permanent in 1884. A further temporary allowance of 10 per cent. was subsequently made permanent in 1891 and the tithes merged with the rents. The seasons of 1892 and 1893 compelled a further temporary allowance of 10 per cent.

The Blandford Farmer's Club stated that the average reduction was 30 per cent., but the Winfrith Farmer's Club considered the reductions had been very little, and the

Milborne St. Andrew's Farmer's Club stated that there had only been temporary abatements of from 10 to 20 per cent. in some cases. At Wimborne a meeting of farmers put the reduction at from 10 to 35 per cent. and at Beaminster described it as "a paltry 10 per cent." except in a few instances where it had been from 25 to 40 per cent.

The following are a few instances given by the occupiers themselves in each case of the rent of farms in different parts of the county in 1881 and 1893 respectively :—

Total Acreage.	Arable Land.	1881.	1893.
Acres.	Acres.	£	£
515	193	500	300
205	60	305	220
1,122	335	1,236	1,050
511	320	882	600
840	297	871	666
543	275	500	425
840	410	676	357
426	300	674	560
202	160	410	362
420	165	601	562
686	420	900	300

These are in no way selected examples, but are merely farms of which I happen to have obtained the precise figures at each date. Taken together, they show an average reduction of 29 per cent.

The following instances of exceptional reduction were given me by Mr. G. Wood Homer :—

(*a.*) Farm of 600 acres (arable and down) near Dorchester, let for 40 years at 517*l* On tenant giving notice and leaving, it was re-let four or five years ago for 200*l.*

(*b.*) Farm of 350 acres let up to Lady Day 1894 for 230*l.* ; now let for 120*l.*

(*c.*) Farm of 185 acres (cost present owner 100*l.* per acre when purchased 20 years ago) let then at about 3*l.* per acre ; re-let about five years ago to the same tenant for 280*l.* and tithe ; now re-let from Michaelmas 1893 at 220*l.*, tithe free. This is a good farm ; two-thirds of it good grass land.

Mr. Homer stated that he believed landowners had dropped 33 per cent. of their rentals within the last five years, and as the outlay is the same their incomes are reduced from 40 to 50 per cent. On the poorer farms rents have fallen from 50 to 60 per cent., and nett income from 75 to even 100 per cent. ; *i.e.*, the outgoings are equal to the rent in some cases.

The following is a statement, supplied to me by Messrs. Rawlence and Squarey, showing the rental in 1881 and 1894 respectively of 8,595 acres of land let in 81 holdings. With the exception of the single holding, which is in the south, they all are situated in the north of the county :—

No. of Holdings.	Total Acreage.	Rental (including Tithes) 1881.	Rental (including Tithes) 1894.	Decrease per cent.	—
	A.	£	£ s. d.		
44	1,500	3,185	2,572 0 0	19·24	20 per cent. has been allowed for the last 1½ years.
11	300	444	360 10 0	18·92	Do. do.
10	1,100	2,317	1,871 0 0	19·24	Most of the tenants have been allowed 10 per cent. for the last 1½ years.
1	480	597	474 0 0	20·6	
15	5,215	5,676	3,835 0 0	12·43	Except in a few cases where rents have been reduced for one year certain, tenants have been allowed 20 per cent. for last 1½ years.
81	8,595				

In Appendix B 2 I give statements showing for each farm on three estates the rents at different periods. On estate A., for which the figures run back to 1866, it will be seen that the largest farm has been reduced since 1881 from 400*l.* to 130*l.*, the acreage being only 45 acres less.

Rateable value. App. B 1.

I give in the Appendix B 1 comparative figures of rateable value for each parish in the Unions of Beaminster, Bridport, Cerne, Dorchester, Poole, Storminster, Weymouth, and Wimborne. In five cases the comparison is between 1881 and 1893, in two between 1881 and 1894, and in one between 1886 and 1894. It is not necessary to repeat the caution frequently given against using figures of rateable value as indicating absolutely the fall of agricutural land. It is evident, for instance, that it is impossible to use the figures for Poole, Weymouth, and Wimborne Unions, which show in each case a considerable increase in value, without a close examination into each parish. No doubt the increase of residential houses and properties on the sea-coast would largely account for this. The figures for the Unions of Cerne and Dorchester are in a general way somewhat more reliable, as both are for the main part purely agricultural. Eliminating the parishes forming the town of Dorchester, they stand as follows:—

—	1881.	1894.	Decrease.
	£	£	£
Cerne - - -	56,039	47,797	8,242
Dorchester	80,388	69,031	11,357
	136,427	116,828	19,599

This shows a fall in rateable value of rather more than 14 per cent. It will be seen, however, that in Cerne the re-valuation of a railway had in the interval largely increased the rateable value of certain parishes, and so disguised the effect of the fall in agricultural land.

The Dorchester Union was re-valued in 1885, and the rateable value, which had then been unchanged for many years, was considerably increased, but since then it has been reduced.

On the whole, the evidence laid before me leads to the conclusion that the fall of rents has been greater in Mid and East Dorset than in West and North Dorset, and that on the average probably the drop on dairy farms has been from 10 to 20, and on mixed farms from 20 to 30 per cent. There are cases on the best dairy lands where little, if any, reduction has taken place, and, on the other hand, there are instances, probably more numerous, on the thin, poor soils where the reduction has been as great as 40 or 50 per cent.

Present rents.

25. In a county possessing so great an agricultural diversity it is practically impossible to indicate the average rents of the farms. Mr. G. Oldfield, in reference to the Dorchester Union, stated that arable land was rented at from 10*s.* to 15*s.*; grass from 25*s.* to 30*s.* for dry meadows, and from 50*s.* to 60*s.* for water meadows. Colonel Papillon stated the average rent on two estates in the Cerne, Beaminster, and Dorchester Unions to be about 1*l.* per acre, and Mr. H. O. Chislett for about 30,000 acres of land in the Wimborne and Cranborne Unions put the average at the same figure. Messrs. Rawlence and Squarey said that on the Digby Estate the average would probably be from 12*s.* to 35*s.* per acre. Mr. Walter F. Fletcher, of Wimborne, who went to much trouble to give most valuable information, handed me some figures which showed on various holdings in the north-east part of the county, comprising altogether about 3,200 acres, the average rent to be under 9*s.* per acre.

The Blandford Farmers' Club stated that the rent of farms in their district ranged from 5*s.* to 40*s.*, the average being about 15*s.* per acre. The Winfrith Farmers' Club put the average rent at from 15*s.* to 25*s.*, and the Milborne St. Andrew's Farmers' Club at from 15*s.* to 25*s.* for mixed farms and from 30*s.* to 40*s.* for dairy farms.

Effects on landlords' income.

26. The following statement shows for two large estates the percentage of outgoings in relation to gross receipts in the years 1890 to 1893 inclusive:—

	1890.		1891.		1892.		1893.	
	Estate I.	Estate II.	Estate I.	Estate II.	Estate I.	Estate II.	Estate I.	Estate II.
1. Land and property tax	5·958	—	5·538	—	6·413	—	6·505	—
2. Parochial rates	1·707	—	1·448	—	1·871	—	2·233	—
3. Tithe rentcharge	2·297	13·655	5·852	21·289	7·897	18·751	7·645	22·735
	9·962	13·655	12·838	21·289	16·181	18·751	16·383	22·735
4. Fixed estate charges, including chief and reserved rents.	1·589	0·141	1·595	0·128	1·897	0·221	1·809	0·078
5. Fire insurance	1·040	1·085	0·952	0·886	1·133	0·849	1·137	0·969
6. General repairs and maintenance.	18·874	29·253	18·457	28·090	28·914	29·765	23·435	21·928
7. Woods account	3·945	—	4·460	—	4·867	—	5·075	—
8. Management, including law charges and professional fees.	3·082	5·490	2·890	5·222	3·329	4·710	3·200	4·506
9. Allowances to tenants	7·540	10·042	6·338	6·821	8·173	10·219	9·692	8·789
10. Miscellaneous estate charges	2·074	0·399	1·744	0·357	2·423	0·664	2·760	0·389
	48·106	60·065	49·274	62·793	66·917	65·179	63·491	59·394
Balance available as income	51·894	39·935	50·726	37·207	33·083	34·821	36·509	40·606
	100·000	100·000	100·000	100·000	100·000	100·000	100·000	100·000

The abnormal amount of the expenditure in repairs on estate I. for the years 1892 and 1893 is accounted for by an unusual outlay in cottage repairs and also through four or five farms having changed hands and several small holdings having been constructed out of them.

Eliminating these two years the figures show that the normal nett income of landlords from their estates in these times is not more than about 42 per cent., or less than one-half their gross rental. The estates are thoroughly well managed by agents of great experience, who supplied these figures from the estate books. In fact they might be taken as fair, and as regards one at least as favourable, examples of the large estates of the county.

I give, in the Appendix B 2 (*b*), what I venture to think is a most interesting statement of the receipts and outgoings on an estate of 2,220 acres for each year, from 1860 to 1869, and from 1876 to 1893. Unfortunately the sequence is broken for the six years 1870–75, but the figures as they stand show the position of the landowner for 30 years. The estate was originally rather smaller, but was increased to its present size about 1879. There was a heavy outlay on buildings in the first year of the accounts, and since then there has been, in four years, a deficit on the account. The total nett income for the 28 years was 7,841*l.*, and deducting from this the amount, 2,204*l.*, of the deficits, it will be seen that the average nett income from the estate has been just 200*l.* per annum. Since 1882, when the nett income was 530*l.*, it has only in one year (1886) reached 300*l.*, and in 1893 it was only 85*l.*, while in 1892 there was a deficit of 101*l.* App. B 25.

The following statement shows the rent of each farm on an estate in West Dorset, in the years 1863, 1884, 1890, and 1894 respectively:—

—	Acreage.	1863.	1884.	1890.	1894.	Tenure.
		£	£	£	£	
I.	147	152	209	209	209	Yearly tenancy.
II.	80	162	170	160	150	,,
III.	282	400	411	400	330	,,
IV.	590	700	600	600	530	,,
V.	315	260	255	255	255	,,
VI.	314	375	419	400	400	Lease.
VII.	160	222	220	220	220	,,
VIII.	100	193	205	180	194	Yearly.
IX.	140	117	112	112	112	,,
X.	151	188	220	220	220	Lease.
XI.	300	237	226	226	226	Yearly.
XII.	252	343	408	350	350	,,
	2,831	3,349	3,455	3,332	3,196	

It will be seen that in 1890 the rents had fallen to practically the level at which they stood 27 years previously, and that in the past four years there has been a further fall of about four per cent. This, however, has only affected three farms. Since 1884 the fall has been about 10 per cent. on the whole estate. The figures tend, so far as they go, to support the statement made above (paragraph 24), that the fall of rent has been less in West Dorset than in other parts of the county. On the other hand many landowners have had their incomes seriously reduced. One case, which was mentioned to me as an illustration, was that of a farm of 500 acres, owned by the Ecclesiastical Commissioners. In 1881 it was let at 750*l.*, reduced in 1885 to 600*l.* Since then between 2,000*l.* and 3,000*l.* have been expended on new buildings and draining, and it is now let at 400*l.* per annum. In connexion with the landowner's position a case was referred to—also in West Dorset—of an owner who succeeded to an estate charged with a number of annuities. At the present time the estate leaves only a bare margin after the annuities are paid, yet the tenants consider that the rents are too high. If reductions were given the annuities would take the whole income, and the steward is consequently doing his best to maintain the rents. The tenants naturally consider that they are hardly treated; yet on the other hand the position of the owner is not enviable, for personally he stands to lose anyway.

Condition of estates.

27. As regards the maintenance of estates, the figures cited in the last paragraph show in some cases that there is large and continuous outlay. Speaking generally, the farmhouses and buildings on the larger estates are good, and some of those which I saw would bear favourable comparison with any part of the kingdom. There are, however, exceptions even on the larger estates, and some of them can only be described as bad, whether in respect of convenience, adequacy, or condition. Naturally the times have checked expenditure on new buildings, as it is very seldom that any interest can be obtained for the money spent on them. On the smaller estates the buildings are frequently old fashioned, inadequate, and in indifferent order. As regards cottages, I am bound to say that I saw in Dorset some which are disgraceful, and these are found not only, as in most parts of the country, among those held on life tenure, or owned by small proprietors. On the majority of the larger estates, however, the cottages are fairly good, and on some they are excellent in every respect.

Capital value of land.

28. Mr. (now Sir E. R.) Pearce Edgcumbe, to whom I am greatly indebted for assistance in my inquiry, mentioned a point on which as a banker and landowner he is specially qualified to speak. He referred to the reduction which has taken place, not only in the letting value, but also in the capital value of land. He stated that up to 1875 33 years' purchase on the gross rental was the lowest at which land could be bought, whereas now it is difficult to get 25 years' purchase on the nett rental.

(*b.*) *On Farmers.*

Farmers' losses.

29. The majority of the farmers whom I met complained that they were losing money. Naturally, those who are the heaviest losers are the occupiers of poor farms where corn-growing is the main pursuit. The fact that Dorset, though a large corn-growing county, is not one of exclusively corn-growing farms, has no doubt prevented losses from being heavier. Most even of the large arable farms have a dairy, and as a general rule the receipts from stock and dairying are greater than those from corn. The farmers consequently have not "all their eggs in one basket" to the extent that prevails in some counties. That profits have in recent years been gravely reduced, frequently to vanishing point, and that in some cases heavy losses have been made is unquestionable. Many of the statements made to me were too vague to be treated as evidence. I may cite one or two in which particular sums were mentioned. Thus one farmer in West Dorset, occupying 515 acres, including 179 acres of cliff run, stated that he had lost 500*l.* in the previous year. Another in South Dorset, farming 300 acres, said he had lost 2,000*l.* in the last 15 years. Another, in the Dorchester district, said that in the previous year he lost 250*l.* in cash, and had 20 less beasts. General statements do not carry perhaps very much weight, because the word "loss" is used in more than one sense. The accounts which appear in the appendix form a surer guide to the financial results of the occupation of land.

Receipts and expenditure on five farms. App. B 3.

30. I would call attention first to a series of statements of receipts and expenditure in the year 1893 on five farms situated in different parts of the district. They represent diverse conditions and varying methods of management, and they cover altogether

an area of 3,270 acres. On each of these farms there was an actual loss, amounting in one case to as much as 276*l.*, and the total loss on the whole was 659*l.* In two of these cases the valuation at the beginning and end of the year is included, and if it were included in the others the loss shown would undoubtedly be much greater. In one instance where the excess of expenditure over receipts is only 41*l.*, it is stated that if the valuation were included the loss shown would be about 300*l.* It should be noted that in none of these instances is anything charged for interest on capital or expenses of management.

31. The accounts given in Appendix B. 4 are those of a gentleman farmer in West Dorset, who took in hand a farm of 284 acres in October 1889, working it with a bailiff. The tenant had to give up in consequence of bankruptcy. The accounts are given for the three years 1889–92, and it will be seen that after paying the bailiff 60*l.* per annum, and charging 150*l.* per annum for rent, with interest on capital, there was a nett loss as follows :— Accounts of a farm for three years. App. B. 4.

	£	s.	d.
In 1889–90 - - -	933	1	9
„ 1890–91 - - -	395	7	4
„ 1891–92 - - -	799	12	11
Total loss in three years -	£2,128	2	0

I was not able to get the complete accounts for 1892–93, but the labour bill in that year was 283*l.* There was a heavy outlay in the first year the farm was in hand in consequence of the foul condition in which the farm had been left, and the financial result in 1891–92 was to some extent due to heavy losses of ewes in lambing and of other sheep from water on the brain. About 90 acres of the arable land has been laid down to grass with the view of reducing outlay, and this policy will be continued.

32. In Appendix B. 5 are given the balance sheets for four years of a farm in the Dorchester district, which show a very melancholy result. The farm consists of 1,080 acres, of which 411 acres are now arable, 217 acres having been laid down since 1879. Part of the farm, comprising 777 acres, is copyhold, in the owner's hands, and the remaining 303 acres are held on lease. No rent is charged in the balance sheets in respect of the 777 acres, and the rent of the leasehold portion is now 150*l.*, having been reduced from 200*l.* four years ago. No interest on capital or expenses of management are charged, yet the four years' accounts show a total loss of no less than 1,374*l.* In the year ending April 6th, 1894, a loss of 1,198*l.* was made, and this as will be seen, was largely accounted for in the difference between the valuation at the end and beginning of the year. To some extent this was attributable to the fall in the price of stock ; but 300*l.* of the deficiency was due to the miserable crops of 1893, which had all been thrashed and sold for the sake of the straw, whereas usually there would be a good lot of oats and some wheat either unthrashed or in the granary. Accounts of a farm of 1,080 acres. App. B. 5.

I am able to add to these accounts in respect of this farm a summary of the profit and loss on its occupation since 1880 :—

—	Profit.			Loss.		
	£	s.	d.	£	s.	d.
1880–1 - - - - -	—			82	11	3
1881–2 - - - - -	457	5	6	—		
1882–3 - - - - -	916	17	0	—		
1883–4 - - - - -	699	0	0	—		
1884–5 - - - - -	—			57	11	4
1885–6 - - - - -	—			360	19	4
1886–7 - - - - -	166	1	7	—		
1887–8 - - - - -	—			268	10	4
1888–9 - - - - -	308	5	1	—		
1889–90 - - - - -	880	15	0	—		
1890–1 - - - - -	61	16	2	—		
1891–2 - - - - -	—			52	0	8
1892–3 - - - - -	—			185	15	1
1893–4 - - - - -	—			1,198	2	3
	3,490	0	4	2,205	10	3

Deducting the losses from the gains, this shows a nett return of 1,284*l.* 10*s.* 1*d.*, as the result of 14 years' farming on a holding for which rent is paid on only about one-third. In other words the profits of farming 1,080 acres of land amount, after paying a rent which spread over the whole is from 3*s.* to 4*s.* per acre, to about 90*l.* per annum, out of which the farmer has to pay interest on his capital, and obtain a living for himself.

This can scarcely be called a typical holding, but it is certainly representative of a large number of farms in Mid-Dorset, and it will be noticed that the times have been met by laying down a large proportion of the arable land—a process which is being rapidly continued.

Accounts of a farm of 840 acres. App. B. 6.

33. A summary of receipts and expenditure on a farm of 840 acres in South Dorset for 18 years is given in Appendix B. 6. This has been occupied by the same family for 36 years, the present occupier having succeeded his father 14 years ago. At the time of my visit the stock on the farm comprised 89 cattle, mostly Herefords, of which 66 were dairy cows, and there were 450 Dorset horn ewes and 271 lambs, 79 pigs, and 23 horses. From 10 to 12 heifers are reared every year, and go into the dairy at three years old, the steers being fattened and sold out. The off-going ewes are got up and sold in lamb for farmers who want to get early lambs. Butter and cheese are both made, and in the year ending October 1st, 1893, 4,597 lbs. of butter were sold at an average of 1*s.* 1*d.* per lb., and 48½ cwt. of cheese at an average of 40*s.* per cwt. About 100 hens are kept, and the eggs sold at 10*d.* per dozen. A considerable number of rabbits are sold, the sum realised by them being 122*l.* in 1893.

The accounts given in the appendix show for each year the items of receipts and expenditure. Everything used in the house off the farm is credited to the farm account, and no interest on capital, wages of management, or depreciation of dead-stock are charged. I spent some time with the occupier looking through his books, which were admirably kept, and I should judge him to be an excellent man of business. In fact I understood that he had had some commercial experience before he began farming.

The accounts are complete from 1876 to 1893, with the exception of the disastrous year 1879–80, which was "too bad to keep accounts for." A loss estimated at about 1,000*l.* was made in that season. Except in that year there has always been a balance on the right side, though in one year it fell as low as 14*l.* On the average there has been a return of about 350*l.* per annum, which is the gross return to the occupier for his capital and labour. This is arrived at by writing off 1879 altogether, and if the estimated loss on that year were brought into account the average income would be under 300*l.*

In connexion with these accounts some interesting figures are given showing various details of the stock and corn. Thus the return from each ewe has ranged from 62*s.* in 1883 to 35*s.* 6*d.* in 1892, and the return from each dairy cow from 13*l.* in 1882 to 7*l.* in 1893. The return per acre from the corn crop has ranged from 7*l.* 6*s.* 10*d.* in 1881 to 4*l.* in 1894. Taking quinquennial averages we get the following comparison of returns between the first and the last portions of the period:—

	1881–5.			1889–93.		
	£	s.	d.	£	s.	d.
Average return per ewe	2	13	11	2	6	0
Average return per cow in dairy	11	5	7	9	13	8
Average return per acre of corn grown	6	5	7	5	16	0

County asylum farm and garden. App. B. 7.

34. I give in Appendix B. 7 the account for two years of the farm and garden occupied in connexion with the Dorset County Asylum. This of course is in no way representative, as there are obviously exceptional circumstances, as for instance the free labour of patients and a certain and regular demand for all produce without middlemen's or market expenses, which preclude any attempt to compare it with an ordinary holding. Still it seems to me worthy of record as indicating good management.

Farmers' capital.

35. The accounts which have been referred to indicate a shrinkage of farmers' capital, and there is no doubt that all tenants who have farmed since 1881 are in a worse position now than then. Tenants who take farms nowadays often do so with

insufficient capital, one witness in West Dorset stating that the amount of their capital ranged "from nothing upwards." Another witness in the same part of the county said that "a mower and an old plough represent the implements on many farms." Allowing for some exaggeration in these statements there can be little doubt that the land is suffering in many parts by reason of the insufficiency of the capital available for farming it. One firm of valuers and agricultural auctioneers of wide experience in the Dorchester district said that capital is being rapidly withdrawn from farming. "If," they said, "a decent farm near a town comes into the market there are plenty of "applicants who think they can do a little better than in their own farm, but they "only leave less attractive farms vacant and no fresh capital is introduced." Another valuer and land agent in West Dorset observed that a man throws up a large farm and takes a smaller one requiring less capital to work it. Thus a man occupying a 600 acre farm will leave it and take one of 200 acres. The situation and convenience of the farm is the first consideration with tenants and they will not take the outlying farms even though they admit they are cheap. The average capital of farmers was variously estimated at from 5*l.* to 7*l.* per acre.

Changes of tenancy and vacant farms.

36. The causes referred to in the last paragraph indicate a certain number of changes of tenancy, and there have been many owing to financial difficulties. On the whole, however, I did not gather that farms have changed hands to any very abnormal extent. It may be worth noting, as illustrating the degree to which "fixity of tenure" obtains under present conditions, that of 11 farms for which I obtained exact information on the point, situated in very different parts of the county, the average length of time which the present occupier or members of his family had held the farm was 40 years. In one case it had only been occupied for three years, but in all the other cases the tenancy by the one family had lasted for at least 20 years, and in one instance for 90 years. Comparatively few farms are actually unlet, though it appears that the owners in some cases have more farms in hand than heretofore. I was informed, however, that many tenants had given notice, though this of course does not always involve actual quitting.

Bankruptcies and farmers' credit.

37. In reply to the inquiry whether many farmers had lately become bankrupt, one agent replied, "No, but they are much distressed, and the bulk of last year's rent is in arrear." A farmer in the west of the county stated that "many are ruined, but few "become bankrupt, as the process is too slow and visible to admit of bankruptcy." On one estate of 7,000 acres the agent stated that three tenants had become bankrupt in the last eight years, and on another estate of 24,000 acres the agents knew only three or four instances. The Blandford Farmers' Club stated that there had been many compositions with creditors, and, for various reasons, there is no doubt that when a farmer "comes to grief," as the saying goes, it seldom amounts to actual bankruptcy in the legal sense. One witness, having exceptional opportunities of knowing, stated that within the past eight years many farmers in the district had liquidated, but there was hardly a single bankruptcy, all of them having made private arrangements, the creditors getting something between 4*s.* and 10*s.* in the £. As to facilities for obtaining advances, there is no doubt that bankers have become very cautious. At one time they were inclined to take a slight risk, but they cannot do so now, owing to the constant fall in the value of land. One instance was mentioned to me in which the bank allowed an overdraft of 700*l.* on the security of certain land, which, when sold only realised 300*l.* The owner was sold up, and only paid 4*s.* in the £.

The following statement was made by a farmer in a parish not far from Dorchester :—

> In three large farms that adjoin that which I occupy, the tenants have had to go into liquidation, not all in the same parish, but their land all joins mine. Another left, and took a smaller farm, but I am afraid was insolvent when he left, and a year or two after he had to liquidate. Another left, having lost a lot of capital, but was able to take a smaller and better farm. Another has just had everything sold, and I am afraid has very little if anything left. Two other large farmers in this parish have had to go into liquidation.

Alterations of farming.

38. The following calculation, showing the per-centage of cultivated land under each kind of crop in 1879–80 and 1894, respectively, shows broadly the alterations which have taken place in the interval.

—	1879–80.	1894.
Wheat	7·77	4·41
Barley	8·55	6·36
Oats	4·45	6·35
Rye, beans and peas	1·26	1·25
Total corn crops	22·03	18·37
Potatoes	·49	·33
Turnips and swedes	8·34	7·57
Mangolds	1·01	1·20
Cabbages, kohl-rabi, and rape	·70	·69
Vetches, &c.	1·87	·93
Total green crops	12·42	10·72
Clovers and grasses in rotation	10·72	9·36
Permanent pasture	53·28	60·87
Fallows	1·50	·63

The figures for 1879–80 are taken from Mr. Little's Report to the Duke of Richmond's Commission. It will be seen that the proportion of wheat has fallen from 7·77 per cent. to 4·41, and of barley from 8·55 per cent. to 6·36 per cent., while oats have increased from 4·45 per cent. to 6·35 per cent. But the most striking fact brought out is the increase of permanent pasture from 53·28 per cent. to 60·87 per cent.

Laying land down to grass.

39. At the Bere Regis meeting the following resolution was passed:—

"That the sowing down of arable land to grass—long leys or permanent pasture—is an uncertain and doubtful cure for agricultural depression, though, in some cases, some improvement on continuous cultivation. We cannot look forward to the result of these systems with satisfaction, as it is evident that the production of the country will be less, and our villages will be, to a certain extent, depopulated."

Several witnesses had themselves laid down land to permanent grass, but most of them spoke in a somewhat depreciatory way of the result. One farmer said he had laid down 100 acres and had broken nearly all of it up again, for it went to "a nasty "rug that won't feed." This was on poor hill land, but about 15 acres of good land which he had laid down was quite satisfactory. He observed that "poor pasture "won't pay, because you cannot keep enough stock."

Mr. G. Wood Homer has laid down about 180 acres of pasture within the last 13 years. This has been done gradually, and I walked over fields in all stages, from the first to the thirteenth year. There can be no doubt that in this case the process has been extremely successful so far as getting a good pasture goes. He sows suitable seeds—not expensive mixtures—and renovates after two or three years. The seeds cost from 10*s.* to 15*s.* per acre, when sown down, and about 2*s.* per acre for renovating. The essential point, as Mr. Homer insisted, is, that the pasture shall be "well done," either by feeding cake on it or dressing it with manure. By following this course he sees no difficulty in getting a good pasture.

Mr. Barkworth, who gave me valuable evidence, stated that he had laid down 100 acres of his poorest land to grass. The land, he said, was valued at about 3*s.* 6*d.* per acre to let, and the seeds alone cost 14*s.* per acre to lay it down. One result of this is that a carter and a boy are dispensed with.

Effect on one parish.

40. The following summary of evidence given by Mr. J. Wyatt, with reference to the parish of Sydling St. Nicholas, is noteworthy:—

It is a cold high parish, poor land as a rule. As nearly as I can judge about 800 acres, that used to be ploughed, is now let down to grow what it can. I may divide this into two classes; what is of no value at present prices and some which may be called useful. There is about 600 acres of land that is worthless, or but very little value, and is taken no account of except to keep the fences up round it, and about 200 acres that is attended to and manured to grow some grass.

I will attempt to show you the difference it makes in labour and expenses:—

Present Outlay.

	£	s.	d.
600 acres of rough land, used simply for sheep and bullock run. Cost of keeping up fences about 2*s.* per acre per annum	60	0	0
200 acres, manured and part mown, at 12*s.* per acre per annum	120	0	0
	£180	0	0

Former Outlay.

600 acres, farmed on five-course system, starting with it as all down in second year's seeds:—

	£	s.	d.			
First Year:						
Ploughing, at 12*s.* per acre	360	0	0			
Dragging three times, at 2*s.* per acre each time	180	0	0			
Rolling twice, at 1*s.* 6*d.* „ „	90	0	0			
Drilling, at 2*s.* per acre	60	0	0			
Harvesting, at 12*s.* per acre	360	0	0			
Threshing and feeding straw, at 10*s.* per acre	300	0	0			
Weeding, at 2*s.* per acre	60	0	0			
Fencing, &c., at 1*s.* per acre	30	0	0			
				1,440	0	0
Second Year:	£	s.	d.			
Three ploughings, at 9*s.* per acre each	810	0	0			
Four draggings, at 2*s.* „ „	240	0	0			
Drilling, at 2*s.* per acre	60	0	0			
Manure, at 20*s.* „	600	0	0			
Hoeing roots, at 10*s.* per acre	300	0	0			
Feeding roots, at 4*s.* „	120	0	0			
Fencing, seed, &c. at 3*s.* per acre	90	0	0			
				2,220	0	0
Third Year:						
Ploughing, at 10*s.* per acre	300	0	0			
Dragging three times, at 6*s.* per acre	180	0	0			
Drilling, at 2*s.* per acre	60	0	0			
Rolling twice, at 3*s.* per acre	90	0	0			
Harvesting, at 12*s.* „	360	0	0			
Threshing and feeding straw, at 10*s.* per acre	300	0	0			
Weeding and fencing, at 3*s.* per acre	90	0	0			
Sowing grass seeds, at 4*d.* „	10	0	0			
Fencing, at 1*s.* per acre	30	0	0			
				1,420	0	0
Fourth Year:						
Young grass; this I put all round, some fed, some mown for hay, some saved for seed, at 12*s.* per acre				360	0	0
Fifth Year:						
Second year's ley—nominal for thistle and dock cutting, fencing, &c.—say 2*s.* 6*d.* per acre				75	0	0
				£5,515	0	0

This gives a yearly average of 1,103*l.*, and to this is added the outlay on the 200 acres of "useful land," which is reckoned on the same basis, except that there is no second year's ley. This adds 453*l.*, making—

	£
Annual outlay when under plough	1,556
Annual outlay in grass	180
Saving in outlay	£1,376

Less stock are kept now than under the old system.

I give this statement, which seems to me to be of interest as the calculation of a practical farmer, as it was handed to me.

41. The following statement shows the number of each class of live stock to every 100 acres of cultivated land in Dorset in 1894, as compared with 15 years previously when Mr. Little reported on the county:— Proportion of live stock kept

	1879–80.	1894.
Horses:		
Used solely for agriculture	2·67	2·65
Unbroken horses and brood mares	·71	·69
Total	3·38	3·34
Cattle:		
Cows and heifers	9·95	10·43
Other cattle, two years of age and over	2·20	2·29
„ under two years	3·70	3·58
Total	15·85	16·30
Sheep:		
One year old and above	63·8	49·48
Under one year old	35·4	28·74
Total	99·2	78·22
Pigs	7·78	10·96

These figures show that notwithstanding the reduction of arable land, the number of horses kept on farms has not appreciably decreased, but on the other hand there has been a marked depletion of sheep. No doubt this is partially due to the exceptional influence of the season of 1893, which reduced the flocks of the nation to an alarming extent, but we may fairly assume that it is also attributable to the diminution of land under the plough which, other things being equal, naturally tends to diminish the capacity of a farm for carrying sheep. I give in the appendix the returns for each year from 1881 to 1893 of the crops and stock of the county, and in reference thereto, it will be seen that whereas in the five years 1881–85, the average stock of sheep was 438,465, in the five years 1889–93, the average stock of sheep was 422,633.

App. A. 1.

Increased dairying.

42. That there has been increased attention paid to dairying many witnesses stated, and the fact is borne out by statistics. Cows and heifers have increased since 1879 from 9·95 to 10·43 per 100 acres. On one farm of 400 acres, for instance, the present occupier milks between 50 and 60 cows, whereas his predecessor in the farm milked only 20. The return per cow has of course been reduced, as has been previously indicated. Thus in one case where the dairy is let, 80 cows were let from 1872 to 1878 at 14*l.* per cow, and from 1879 to 1892 at 12*l.* per cow, showing an annual reduction to the farmer of 160*l.* The increased dairying means, broadly speaking, increased sale of milk, which is more and more taking the place of butter and cheese making wherever railway facilities permit.

General state of farming.

43. Beyond laying land down to permanent grass and increasing dairying, there has been some extension of the system of temporary grass, by leaving layers down for two or three years. On the whole there is a general impression that the state of farming has deteriorated, as regards both the cleanliness and condition of the land. Messrs. Rawlence and Squarey stated that it had "deteriorated as to annual weeds on account "of tenants not being able to employ enough hands, and the indolence of those who are "employed. In fact it takes three men at much higher wages to do now what two "men used to."

As regards the breeding and management of stock opinions differed, many witnesses considering that it had improved in both respects. On the other hand one experienced witness said that the herds—except those bred to a distinct breed—had deteriorated. He stated that farmers do not breed their own stock so much as they did, and that it was a growing practice to make up dairies by buying in Irish cows and heifers which are not, in his opinion, of as good a class as they were. As regards sheep the same witness considered that they were improved, but he observed that they are now bred to require artificial feeding, and that they cannot be kept, as they used to be, without it.

Market ordinaries.

44. One point, though it may seem somewhat trivial, appears to me worth notice, and that is the decadence of the market ordinary. The market dinner is a traditional function which in times not far distant had considerable importance. I have attended

many in different parts of the country, and everywhere it is now shorn of its ancient glory. In Dorset I was especially struck with this, although some allowance must be made for the fact that my visit was not paid at the most favourable time of year. But it was common to see a large market room, at one time no doubt commonly well-filled, with only a handful of guests to maintain the continuity of the feast. Even those who were present, for the most part, were not farmers. Thus in one large market town I counted at the ordinary 20 persons, and I was informed that of these only five were farmers, the remainder being mostly corn dealers or local tradesmen. In another small but still important town there were 12 present, and of these only three were farmers. Small as the matter may appear, I regard this as a sign of the times.

(c.) *On Labourers.*

45. I propose to deal with some of the questions mainly affecting labourers in a subsequent part of the Report, but I may indicate here broadly the effect of the depression on the "predominant partner" in agriculture. That the reduction of arable land has displaced labour is a truism. I give in the appendix a table showing the agricultural population of Dorset returned in the Census of 1871, 1881, and 1891 respectively. This shows the number of agricultural labourers, including shepherds and carters, at each period to have been as follows:— Reduction of labour. App. A. 2.

1871.	1881.	1891.	Decrease.	
			1871–91.	1881–91.
18,001	15,768	13,702	23·9	13·1

The reduction of labour on the land has thus been going on for a long period, but the process has been accelerated since 1881.

There appears to be no deficiency of labour in any part of the county, and in some districts I was informed that the supply was more than sufficient. There is no doubt that farmers have cut down their labour bill so far as possible in recent years, and that in the winter the practice of keeping men on when there is little or no work for them is dying out. In one or two districts complaint was made of the scarcity of boys.

(d.) *On Population generally.*

46. I give in the appendix a statement showing, for each parish in Dorset, the number of inhabited houses, of families or separate occupiers, and of population at the Census of 1871, 1881, and 1891 respectively. There has naturally been an increase of population in some of the chief parishes on the sea-coast, this being an influence which has no special connexion with local conditions. Bearing this in mind, therefore, it is significant to find that the county as a whole shows a decline in population between 1871 and 1891. Even more striking is the fact that, out of 285 parishes, no less than 218 show a decline in population during the 20 years. Some of the rural parishes show a startling decrease. Decrease of population. App. A. 3.

VI.—Relations of Landlords and Tenants.

47. Although I received a certain number of individual complaints, the majority of which referred to a difference of opinion as to reduction of rent, on the whole the relationship existing between landlords and tenants in Dorset may be described as mutually satisfactory. The complaint that rents had not been reduced soon enough or sufficiently came chiefly from West Dorset, but it reached me also in some other parts of the county. One witness of wide experience in Mid-Dorset said that "rents "had fallen too slowly, neither landlords nor tenants having fully realised the "seriousness of the depression." There are certain other points at issue in regard to terms of tenancy or quitting, but in the main, where discontent exists at all, it is usually in regard to rent. General feeling.

Terms of tenancy.

48. "Holding long leases," said the witness quoted in the preceding paragraph, "has been a factor in the ruin of several farmers," but I found very few leases now running, except in West Dorset. Practically, the universal practice now is to let farms on a yearly tenancy.

Agreements.

49. Although the term has altered, the old cumbrous leases remain as a rule in force. Some of them are undoubtedly distinguished by a prolixity which may well induce impatience in the mind of any farmer. It is impossible not to sympathise on general grounds with the complaint which farmers frequently make, that their agreement is so long and involved that they scarcely know what it does or does not contain. There is no doubt whatever that many of these agreements are signed without being read and still less understood. It is easy to say that a man is foolish who does this, but as matter of principle, every one would admit that it it is desirable, if possible, to make agreements shorter and more readily intelligible to the lay mind. A curious instance was mentioned by one witness, in which a tenant one day discovered on looking over his lease, that 190 acres of down were scheduled to him which he had never occupied. They used at one time go with the farm, and the figures had been copied in the schedule of his lease without alteration. This indicates carelessness on the part both of the landlord, or his agent, and the tenant.

Many landlords and agents, as well as farmers, are in favour of a shorter and simpler form of agreement than that commonly used, but the difficulty seems to be to arrive at one. An agent and valuer stated that he thought it would be quite possible to have an agreement consisting of only one short comprehensive clause, to the effect that the tenant must farm in accordance with the rules of good husbandry, and keep the land clean and in good heart.

An experienced farmer in West Dorset gave the following evidence:—

> "Agreements are often stereotyped and drawn on old and very antiquated forms, are often vexatious between landlord and tenant, and do not give security for tenants' capital and cultivation of the farm. After he has put it in good condition, and asked for a reduction of rent to meet the times, he is met by the agent, who knows the farm has been well done, and is anxious to keep up the rents to the highest pitch for the owner. He (the agent) says, 'you had better give notice,' and if this is done, instead of doing his best for the tenant who has made the farm what it is, he will use his efforts to secure another tenant at the same rent, who will reap the benefit of his predecessor's outlay and energy for a couple of years, and then apply for what the old tenant had asked for, viz., a reduction of rent, and probably get it."

This no doubt represents a condition of things that, if not frequent, is at any rate not unknown.

Existing agreements. App. C. 2.

50. I give in the appendix a copy in full of the agreement in force on a large estate in the northern part of the county, and I also give notes of four other agreements which were placed in my hands for farms in South, South-East, and West Dorset.

Generally speaking the leases and agreements contain, after the customary landlords reservations, a covenant by the tenant to do all internal repairs, the landlord finding materials, and to keep drains, fences, watercourses, &c., in good order. The tenant is forbidden to take more than two white straw crops in succession, and is either to farm on the four-course system, or to leave the arable land on quitting in a four-course shift. Some agreements contain detailed restrictions as to cropping, as for instance:—

> "Not in any year to crop more than one-half of the same" (*i.e.*, the arable land), "to corn or grain nor more than one-sixteenth to pulse to be harvested (which "pulse must be drilled and twice hoed), and not more than acres of swedes, "turnips, mangold, mustard, rape, or other seed, and not more than acres "of clover seed shall be harvested as a crop, the remainder of the arable lands to "be in grass, roots, or other grain crops to be fed off or consumed on the farm."

The tenant is bound to consume on the holding all hay, straw, roots, grain crops, &c. produced thereon, to keep the farm free from weeds, to destroy ant-hills and moles, and generally to farm and manage the land in accordance with the most approved rules of good husbandry.

Terms of away-going.

51. I take the following extract from a general form of agreement which was handed to me by an agent and valuer in South-East Dorset, who described it as a good and

fairly representative one. It comprises the clauses applicable to the last year of tenancy to the quitting of the holding.

"On the expiration of the tenancy (save the same is terminated under condition 17, *i.e.*, by re-entry, the landlord or incoming tenant to have the option of purchasing by valuation in the usual way all hay, straw, haulm, fodder, and chaff of the last year's growth (except so much thereof as the tenant may require for his horses). As to the hay at a price, and as to the straw, haulm, fodder, and chaff, at a price.

"The tenant to leave the soil compost and dung arising or made after the Michaelmas next preceding the expiration of the tenancy (except a portion of such soil compost and dung which may be used and expended on such of the lands as shall be sown with rape or turnips or pulse in due course for wheat) on some convenient parts of the farm, for the use of the landlord, or incoming tenant, with liberty to enter on the premises where the same may be, and to take and carry out the same to and upon such of the lands as shall be in due course for roots or wheat respectively as herein-after mentioned, at and after the times at which such lands are to be given up to the landlord or incoming tenant.

"The tenant to allow the landlord or incoming tenant to enter upon, manure, and cultivate one eighth of the arable lands of fair average quality in due course for a root crop, on the 1st day of March, a moiety of which eighth may be sown to rye, vetches, or other green food, to be fed on the land by sheep, and given up as soon as fed off, but not later than the 18th day of July. And upon one-fourth part of the same lands of fair average quality and in due course for a wheat crop, one-half of which is to be in ley, and given up on the 15th day of July, and the remainder may be in rape, turnips, or pulse, the latter to be given up as soon as the pulse is harvested, and the rape and turnip lands as soon as fed off, but none later than the 29th day of September. Provided that in all cases the areas of arable lands to be given up for pre-entries shall be proportionately reduced in respect of such reasonable area of lands as may be in sanfoin roots not exceeding four year's growth.

"After the 12th day of May the tenant to pen and fold his sheep on such parts of the arable lands as shall then be in due course for the incoming tenant's root or wheat crops, as the landlord or incoming tenant shall direct without injury to the sheep.

"The tenant to sow (or permit the landlord at his option to sow) the usual artificial grass seeds on the lands in course to be sown with lenten corn or grain, and harrow and roll in the same gratis, and to give the landlord or incoming tenant seven days' notice previous to the time at which such grass seeds should be sown. And if the landlord or incoming tenant shall not supply the same within such seven days, then the tenant shall provide proper seeds and shall be paid for the same. The tenant not to graze or feed the young seeds after harvest to the injury thereof.

"From and after the 1st day of March, and at all times thereafter during the continuance of the tenancy, the tenant is to allow and provide for the landlord or incoming tenant necessary room for horses in the stables and cottages, with the joint use of the cart-sheds and room for corn and hay for such horses, and also sufficient dry wheat-straw for their litter, and also necessary room for implements, and for storing and preparing artificial manures.

"On or before the 1st day of February, the tenant to plough and fallow up in a good husbandlike manner all the lands that shall or ought to be left in course for the incoming tenant's root crop, and shall, upon request of the laandlord or incoming tenant, do all usual ploughings, manurings, seedings, and other preparations for the incoming tenant's crops in the proper seasons, and in a good husbandlike manner, and to be paid for the same by valuation."

"Overholding."

52. The "custom of the country," in Dorset, includes a somewhat complicated system of pre-entry and overholding of certain parts of the farm. Thus the incoming tenant, on a Michaelmas hiring, may enter upon a part of the arable land as early as the 1st of March, while the outgoing tenant may hold possession of a part of the land until the following February. There may thus be for a year, and in some cases even longer, a kind of dual control, which it is easy to see may sometimes be likely to cause friction.

Determination of the tenancy.

53. In connexion with the custom referred to in the last paragraph, a point of law affecting the construction of the Agricultural Holdings Act has arisen. Several references to the matter were made to me in evidence, and some dissatisfaction expressed at the

state in which the law now stands. It may be well therefore to give briefly the facts of the case, which is known in the Law Reports, as Paul *v.* Portarlington. In doing so I rely mainly on a note by Mr. Druce on the case in the Royal Agricultural Society's Journal for 1890.

Paul v. Portarlington.

Mr. Paul held a farm of some 1,223 acres, in Dorset, under Lord Portarlington, as a tenant from year to year, and, in accordance with the terms of the agreement under which he held his farm, he gave notice to determine the tenancy on October 11th (Old Michaelmas day), 1888. In accordance, however, with the custom of the county, which was incorporated in his agreement, he held over about 200 acres until the following 11th of February, and certain buildings and premises until a later date, having given up possession of the remainder of the farm on October 11th. On December 10th, that is, two months before the expiry of the term of the "overholding," Mr. Paul gave notice to his landlord, under section 7 of the Agricultural Holdings Act, of his intention to claim compensation in respect of the use of and consumption on his holding of artificial manures and feeding stuffs to the amount of about 2,000*l.*, and for an estimated further consumption of cake before February 11th to the extent of 200*l.* At the same time he appointed a valuer to act on his behalf. When Lord Portarlington received this notice he declined to entertain it, on the ground that it ought to have been given two months before the determination of the tenancy by Mr. Paul on October 11th, and that as it was not given within that time it was of no effect.

The question which came before the courts—*i.e.*, the Dorset County Court in the first instance, and ultimately the Queen's Bench Division of the High Court—was practically this: "Was Mr. Paul's notice of December 10th given 'two months before "'the determination of the tenancy'" within the meaning of section 7 of the Agri-"cultural Holdings (England) Act, 1883?" Both courts decided that the notice was given in time, or, in other words, that Mr. Paul's tenancy did not determine until February 11th.

Black v. Clay.

Since this case was decided, a case involving a similar point—Black *v.* Clay—has been taken (1894), under the Scotch Agricultural Holdings Act, to the House of Lords, and the principle laid down in Paul *v.* Portarlington has been substantially reaffirmed.

I found that there was a general feeling in Dorset that the law now stands in an unsatisfactory state. It is evident that the difficulties of valuers must be increased if they have to value improvements on land which has passed, possibly for some months, into the occupation of another tenant. The solution of the difficulty—for which obviously an amendment of the Agricultural Holdings Act is now required—suggested to me was, that the "determination of the tenancy" should be the date at which rent ceases to be payable, but that a supplementary claim for compensation under the Agricultural Holdings Act should be permitted in respect of any land which should be occupied after that date, *i.e.*, in respect of any "overholding."*

Agricultural Holdings Act.

App. C. 3.

54. The working of the Agricultural Holdings Act excites a good deal of attention. On some estates it is the practice to insert compensation clauses in the agreements, but this does not appear to be very general. I give in the appendix, as an example, the compensation clauses from an agreement for a farm in the northern part of the county. Messrs. Rawlence and Squarey state that on the Digby estate "this form of agreement "has been abandoned." On the whole there is a general feeling among farmers that the Act is of no advantage, but in many cases I found it difficult to discover precisely on what this opinion was based.

The Milborne St. Andrew's Farmers' Club stated that "the Act is quite a dead "letter, tenants recognising it only as a means of being fleeced."

The Blandford Farmers' Club stated that tenants do not claim under the Act, and they complained especially of the facilities given for appeals.

A firm of agents in Dorchester stated that there are complaints of the Act, but they thought it worked fairly. They observed that a tenant does not claim unless he feels satisfied the landlord will not claim for dilapidations.

Resolutions at meetings.

55. The following resolutions referring to the Agricultural Holdings Act were passed at the meetings which I attended:—

Bere Regis—

"That the laying down of permanent pasture should be transferred to Part III. "of the schedule of the Agricultural Holdings Act."

* The Central Chamber of Agriculture, in their recommendations for the amendment of the Agricultural Holdings Act, suggest that "where the tenancy of the holding is determined at different periods with respect "to the land and the buildings, the valuers or the umpires shall be empowered to make an interim award as to "the matters affected."

"That improved condition and cleanliness due to continuous good farming should be added to Part III. of the schedule of the Agricultural Holdings Act."

Wool—

"That this (Winfrith Farmers') club agrees with the recommendations of the Committee of the Central Chamber of Agriculture on the Agricultural Holdings Act, except that the recommendations as regards making of fences, unduly mowing grass lands, breaking up of old grass lands, and neglect of roads should be made more explicit."

Dorchester—

"That this meeting of agriculturalists wish the Agricultural Holdings Act amended so as to give greater security of tenure, free cultivation of land, and free sale of produce."

Other evidence on Act.

56. At the time of my visit it happened that the recommendations as to the amendment of the Agricultural Holdings Act of a committee appointed by the Central Chamber of Agriculture were attracting attention, and the farmers' clubs which I visited had recently had them under consideration. I attended a meeting of the Blandford Farmers' Club when these recommendations were discussed, and I was also referred by the Milborne St. Andrew's Farmers' Club to the decisions which they had a week or two previously arrived at. I give in the appendix a report of the discussion held by the Blandford Farmers' Club on the recommendations above mentioned, and also a statement by the Milborne St. Andrew's Farmers' Club on the same subject. In the main the recommendations of the Central Chamber of Agriculture Committee were approved with certain slight modifications.

App. D. 3.

One point brought forward by several witnesses was that a record should be made of the condition of each holding when it is let. Mr. G. W. Homer suggested that this should be made as soon as the agreement is signed, and that if the landlord and tenant cannot agree upon a statement it should be referred to a valuer in the ordinary way, who should draw up the record. Mr. E. G. Legg considered that there should be an official referee in each district, whose duty it should be to schedule the condition of each holding at the commencement of the tenancy, the cost to be divided equally between landlord and tenant.

This record or schedule it was suggested should form the basis on which any claim for compensation at the end of the tenancy should be based.

The point on which I found most universal agreement as regards the Act was certainly the objection to appeals. It was strongly urged that the tenant being, generally speaking, the party with least pecuniary resources, is handicapped by reason of the fact that appeals may be carried from court to court, and that there should therefore be a strict limitation to the power of appeal from decisions of the referee. The case of Farquharson *v.* Morgan was frequently referred to in support of this contention.*

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* The case of Farquharson *v.* Morgan has been referred to in direct evidence before the Royal Commission, but, as like Paul *v.* Portarlington, it is a Dorsetshire case, and one too of the utmost importance, it may be well to give the facts here in brief. In doing so I quote from a note on the case by Mr. Druce, in the Journal of the Royal Agricultural Society.

By a lease dated November 29th, 1888, Mr. Farquharson, M.P., let a farm to Morgan from year to year. The lease provided that, on the determination of the tenancy, the tenant should be entitled to allowances and compensation in respect of various matters which are not the subject of compensation under the Agricultural Holdings Act, to be ascertained upon the basis provided by that Act; and it was agreed by the lease that the clauses of the Act relating to procedure, and contained in sections 7 to 28 (both inclusive) of it, should apply as well to any claim for allowance or compensation to be made under the lease as to any claim under the Act.

The tenancy was determined on March 25th, 1891. The tenant gave the landlord due notice of his intention to claim compensation for matters which were the subject of compensation under the lease, but the notice did not include any matters the subject of compensation under the Act. The landlord gave the tenant a counter-notice of claim under the Act. The parties appointed referees in the ordinary course, and the referees an umpire. The referees being unable to agree the umpire made an award by which he awarded a lump sum of 92*l.* 12*s.* 9*d.*, to be paid by the landlord to the tenant as the balance due to the latter after allowing the amount due to the former.

In due time afterwards the tenant applied to the county court to enforce payment of the award under section 24 of the Act, which enacts that "when any money agreed or awarded for compensation is not paid "within 14 days after the time when it is agreed or awarded to be paid, it shall be recoverable upon order "made by the judge of the county court, as money ordered by a county court under its ordinary jurisdiction "to be paid is recoverable." Upon such application the landlord took objection to the form of the award, because it awarded a lump sum generally for compensation, and did not specify particulars as required by section 19 of the Act. He did not upon that occasion take any objection to the jurisdiction of the county court. By consent of both parties the award was remitted to the umpire in order that he might amend it in conformity with section 19. This the umpire did, and, as amended, the award showed that it included compensation to the tenant for matters which were the subject of compensation under the lease, but not under the Act. The landlord appealed against the amended award on the ground, amongst several others, that compensation had been awarded for certain improvements, acts, and things in respect of which the tenant was not entitled to

The three F.'s

57. It will be observed that the resolution passed at the Dorchester meeting (quoted in paragraph 54) demanded "greater security of tenure, free cultivation of the land, "and free sale of produce." I am bound to say, however, that it was the last resolution passed at the end of a long meeting when only a few persons remained, and that practically no discussion took place upon it. I received however a certain amount of evidence on the same subject, but it would not go to support the Dorchester resolution without some qualification.

Free sale of produce.

58. The following was a recommendation put before me by several farmers whom I met together in West Dorset :—

> "That there should be free sale of all produce subject to keeping the land in good heart, and that in the last year, if a Michaelmas entry, the tenant shall not sell more than half the hay and straw, or if a Lady Day entry more than two-thirds."

This, it will be seen, recognises that, although free sale of produce is desirable as a general principle, it is necessary to provide for a sufficient supply of hay and straw to be left on the holding for the use of the incoming tenant. I asked many farmers whether they considered that a tenant should be permitted to sell off all the hay and straw in his last year, and they replied with practical unanimity in the negative, frequently stating that they would not take a farm unless there were hay and straw left on it.

Free cultivation.

59. As regards freedom of cultivation, there is a general impatience of the rigid restrictions which still find a place in the majority of the agreements, even although it is admitted that they are not now as a rule enforced, except when notice to quit has been given. Farmers think that while these agreements might have been defensible enough when they were first drafted, that they have now become obsolete, and that they ought to recognise greater elasticity without relinquishing the power which it is admitted a landlord must retain of checking a tenant who might injure the land. So long, however, as the fertility of the farm is maintained, they consider that they should have of right, and not only on sufferance, freedom to put the land to the most profitable use. I was somewhat struck with a remark made to me on this subject by a very intelligent farmer whom I visited, Mr. J. Spicer, of Bovington. He observed that "if absolute freedom of cultivation became general it would put up rents." The observation is, of course, theoretically true, but few I think appreciate it among those who advocate free cultivation.

Fixity of tenure.

60. The Dorchester resolution demanded "greater security of tenure," and one or two witnesses referred to the same matter, but on the whole this is not a point on which I had evidence of much feeling. In these times, indeed, any farmer who farms decently and pays his rent can feel tolerably secure in his holding. Such tenants are generally too difficult to find for any landlord capriciously or gratuitously to get rid of one.

Land courts.

61. The following resolution was adopted at the Wool meeting, though there was some opposition, and when it was put to the meeting not more than five or six hands were held up for it :—

> "That some court of appeal should be formed, to which a tenant might apply, without prejudice to his occupation, for a re-assessment of his rent or for the adjustment of any other grievance."

An amendment, the effect of which was to eliminate questions of rent from the proposal, was defeated.

Very few witnesses referred to this subject. One, however, advocated the establishment of land courts, on the ground that his landlord had reduced the rents of two tenants who had farmed badly, but had refused to reduce his rent. Thus, he said, "landlords encourage bad farming."

(*Footnote*—continued.)
compensation under the Act; the county court judge, however, dismissed the appeal because the landlord's notice of appeal against the award was not given within the time (seven days after the delivery of the award) prescribed by the Act, but he stated a special case for the judgment of the High Court of Justice. Upon that case coming on for hearing it was ordered, by consent of the parties, that the matter of the appeal should be remitted to the county court judge to be re-heard upon its merits. So the case went back to the county court judge, who affirmed the award, and made an order for the payment of the amount awarded.

Thereupon the landlord applied to the Queen's Bench Division of the High Court for a writ to prohibit the county court from proceeding upon the order it had made, on the ground that section 24 of the Act did not give the county court judge any authority to enforce the award. The Divisional Court refused to order the writ to issue, and the landlord appealed to the Court of Appeal. The case was heard on January 15th, 1894, when judgment was given for the landlord.

62. Very little stress was laid upon the operation of the Law of Distress, but one or two witnesses advocated its abolition on the ground that this would improve farmers' credit. The law of distress.

63. The following resolution was passed at the meeting at Wool :— Complaints as to game.

"That damages done by game and rabbits around covers should be made recoverable, due notice to be given to the landlord or adjoining owner that such damage is being done."

Although in my judgment it would be incorrect to say that the question of game is a burning one throughout the county, yet there is no doubt that in many individual instances considerable friction exists. Several cases were pointed out to me of excessive damage done by game, though it must be added that I was also informed of cases in which the landlord had duly made fair and reasonable allowance for damage.

As a rule, however, the disturbing element is the shooting tenant. To quote from collective evidence given by three or four farmers in West Dorset, "the shooting "tenants cause more strife between landlords and tenants than anything." They made two suggestions on the subject—

(1.) That where the landlord does not shoot himself, the first offer of the shooting rights should be given to the tenant.

(2.) That the tenant should have power to recover from the landlord for damage done by game when the tenant has not the shooting rights.

The ideas embodied in these two suggestions were brought forward by several witnesses in different parts of the county.

VII.—The Labourer's Position.

64. I have already referred (par. 45) to the reduction of labour on the land, and the fact that there is no complaint on the part of the farmers of scarcity of labourers shows that it is diminished demand rather than decreased supply which is the controlling factor. One witness—occupying 400 acres—said that he had reduced his labour bill by from 100*l.* to 150*l.* in the past nine years. In only one instance was there any suggestion of difficulty in finding plenty of men, and that was the case of a farmer in the northern part of the county, who said that milkers, willing to undertake Sunday work, were not very easy to get. On the other hand, there was plenty of evidence of displaced or surplus labour. Thus in several villages I was told of empty cottages. In one instance I was informed that a few years ago there was not a cottage vacant, and that "the young men were unable to get married because no house was available," whereas now there are several cottages standing empty. In another village in the northern part of the county a farmer told me that within the previous two or three weeks from 20 to 30 men had applied to him for work at hoeing. This, however, he mentioned, was partly due to the fact that the glove trade in Yeovil had been very depressed. The demand for labour.

65. The average weekly wages of the ordinary agricultural labourer was variously put at from 10*s.* to 12*s.* In one instance it was stated that it was 11*s.* with a cottage or 12*s.* without. As a rule, 10*s.* or 11*s.* per week for regular men implies that they have also a cottage, with a strip of potato ground, and in some cases a supply of fuel. I found some instances in which men were getting 12*s.* per week and these advantages in addition. As a rule, carters and shepherds have 1*s.* per week more than ordinary labourers. Weekly wages.

66. There are, of course, various additions to the weekly wage by reason of work done by the piece. In harvest time the corn is cut (except when a machine is used) and tied by piecework, but otherwise the men work at ordinary wages with an addition of 1*l.* "harvest money," and from 1*l.* to 30*s.* "drink money," *i.e.*, given in lieu of beer or cider in harvest and hay-time. In one instance the practice was to give 1*s.* per day extra for harvest. In some instances 10*s.* extra is given for the hay-time. The following are some prices given for piecework as quoted to me :— Piecework.

Hoeing, singling	5*s.* to 6*s.* per acre.
,, twice	10*s.* to 12*s.* ,,
,, three times	20*s.* to 21*s.* ,,
Cutting corn	3*s.* 6*d.* ,,
Mowing water meadows	4*s.* 6*d.* to 5*s.* ,,
,, hay and barley	3*s.* ,,
Tying corn	3*s.* 6*d.* to 5*s.* ,,
Hedging (double)	6*d.* to 9*d.* per perch.

It does not appear that the practice of piecework has especially increased of late years, but I found many farmers who said that they always did as much work as they could in this way. I was told that the prices paid for piecework had increased, one farmer stating that 40 years ago he gave 6*s.* per acre for flat-hoeing and singling turnips, and last year he paid 14*s.* (an exceptionally high price, however,) for the same work.

Earnings of individuals.

67. The following figures were given me by a farmer near Dorchester, being extracts from his labour book, showing the actual money payments for six years to his shepherd, a carter, and a labourer. In each case they had a cottage and garden free:—

—	1881.			1882.			1883.			Average, 3 Years, 1881–3.			1891.			1892.			1893.			Average, 3 Years, 1891–3.		
	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
(*a.*) Shepherd	37	9	0	36	12	7	37	7	8	37	3	1	36	16	10	40	6	10	39	16	3	38	19	11
(*b.*) Carter -	28	7	3	27	14	10	31	13	2	29	5	1	32	18	8	31	17	2	31	16	7	32	4	2
(*c.*) Labourer	32	10	1	24	19	9	37	2	10	31	10	10	35	18	7	35	11	1	33	0	2	34	16	7

(*a.*) and (*b.*) received, in addition, 1 ton of coal, 100 furze faggots, and 20 perch of potato ground, while (*a.*) had 100 wood faggots also. (*c.*) received 15 cwt. of coal and had 15 perch of potato ground.

It will be observed that, comparing the three years 1881–83 with the three years 1891–93, the yearly earnings in each case had increased appreciably.

The total amount annually paid on this farm (426 acres—300 arable) in labour from 1881 to 1893 was as follows:—

	£	s.	d.	
1881 - - -	437	5	8½	
1882 - - -	457	13	1	
1883 - - -	503	9	5	
1884 - - -	495	15	10	
1885 - - -	477	9	11½	
1886 - - -	488	8	3	
1887 - - -	467	6	1	
1888 - - -	504	19	6	
1889 - - -	489	7	10	
1890 - - -	536	2	0½	
1891 - - -	550	0	9½	
1892 - - -	585	7	6½	Dairymen engaged in this year. Previously the dairy was let.
1893 - - -	528	12	3	

The labourers' share of the produce.

68. I have calculated from a few of the farm accounts laid before me the relation which the expenditure on labour bears to the gross receipts for the produce of the farm. Taking seven instances of farms in different parts of the country, and varying in size from 200 to 1,100 acres, I find that the labourer's share is, roughly, one-third, or, in precise figures, 31 per cent. Two of the farms included in this calculation are large holdings, with less than one-third arable and a good deal of hill pasture, devoted largely to stock rearing. In each of these cases the labourer only gets 23 per cent. of the produce as his share, whereas in the case of a large farm in which nearly one-half is arable the labourer's share amounts to 49 per cent.

The efficiency of labour.

69. That the labourer gets now a greater share of the produce of the land, that in effect he is paid a higher wage, although the increase may not have taken the form of cash receipts, is indisputable. Under these circumstances is he as good a workman as he used to be, or as his father was before him? That is a question which I put to many farmers and to which I received varying replies. Many said that the labourer nowadays is not so good as he used to be, but I am disposed to discount this a little in consequence of the natural tendency of everyone to think that all things were better in his youth. I found that several thoughtful and shrewd farmers did not take this view. One, whom I saw at Dorchester, said that the labourers are more contented and a better class of men than they were 10 years ago. He thought they were more inclined to settle down to work, and he believed that the effect of the Education Act had been to improve the quality of the labour. Another large farmer

at Wimborne observed that technical education was wanted for labourers, and that it was a great mistake to suppose that they should be kept ignorant. The more skilled the labourer is the better. He cited an instance in which he had taught his own men to drive his traction and ploughing engines, and remarked that any technical knowledge of this kind added to the value of the men.

Term of hiring.

70. Throughout the greater part of the county the term of hiring for the regular men is by the year, terminable, however, at one month's, or, in some cases, a fortnight's notice. There is a hiring fair at Dorchester on the 14th of February, and the period of service commences on the following 6th of April. In the west and north of the county weekly hirings are more common.

Hours of work.

71. The usual hours of work appear to be from 6 a.m. to 6 p.m. in summer, except in hay-time and harvest, when 8 p.m., or later, is the time for leaving off. In winter the hours are from 7 a.m. to 5 p.m. About one and a half hours for meal-times are taken. It was stated to me that the men do not now work so late at hay-time and harvest as they used to do.

Benefit societies.

72. A very intelligent labourer in the Dorchester district, with whom I had a long conversation, stated that "most of the men belong to clubs or friendly societies, "many of them to the Foresters and Oddfellows." Farmers gave generally the same information in all parts of the county. So far as I found the men do not belong to any union, but I cannot profess to have made exhaustive inquiry on this point.

Cottages.

73. The general practice is to let the cottages with the farms; indeed practically every farm has a certain number of cottages upon it. Even where there are not enough cottages with the farm it is common for the farmer to hire others for his men. I have already referred (par. 27) to the condition of the cottages, and in view of the details given in Mr. Aubrey Spencer's Report to the Labour Commission, I need scarcely attempt to give further particulars. I personally examined a few of the cottages in different parts of the county. Many, as I have said, are very good, and I was informed that there has been considerable improvement in late years. But many are still quite disgraceful—one large estate having a bad pre-eminence in this respect. The present owner of this estate has spent large sums of money in erecting a museum, and in laying out a most attractive pleasure park, both being for the benefit of the public who, I was informed, visit them in large numbers from distant parts of the country. I cannot refrain from the reflection that admirable as these objects of expenditure no doubt are, the dilapidated condition of the cottages—and to a large extent also of the farm buildings—on the estate forms a curious commentary upon them.

One farmer on the estate above mentioned suggested that "the Government should "compel landlords to keep their cottages in order." Another witness suggested that the appointment of a medical officer of health for the county would have considerable effect in bringing about an improvement in the condition of cottages. No doubt the present medical officers have accomplished much in closing some insanitary dwellings and compelling the owners to improve others, but the contention is that a medical officer for the whole county would be in a more independent position, and would be able to back up with authority any recommendations of the local officers. On the other hand the appointment of a county officer was opposed by many as involving an unnecessary addition to the rates.

It was stated by one or two witnesses that the labourers themselves do not appreciate modern cottages, and I have no doubt that some feeling in this direction still lingers among the older men. I was however informed that this is now dying out, and that the labourers are glad to get improved houses with greater convenience and accommodation, and I had some evidence from labourers themselves which went to prove this to be the case.

Allotments.

74. The common practice of giving the men "potato grounds," which are cultivated and manured for them, tends naturally to decrease the demand for allotments among the regular farm labourers, more especially if they have also a fairly good garden with their cottage.

I obtained particulars of the rent of several sets of allotments. Many of them are let at 3*d.* per perch or 2*l.* per acre. On one estate the rent was 7*s.* 6*d.* per quarter acre, and on another it varied from 2*d.* to 6*d.* per perch. In the Beaminster district three instances were cited, in two of which the rent was 8*d.* per perch and in the other 6*d.* It was stated that there were one or two cases in which 1*s.* per perch was charged, but this was exceptional. On the Digby estate, Messrs. Rawlence and Squarey stated that there were 730 allotment tenants as compared with 708 in 1890, but in one or two other cases I was informed there was a tendency to give up allotments.

In one case I was informed of allotments which are let at 60*s.* per acre, with the understanding that if the land is kept clean, the occupiers have a remission of 25 per cent., *i.e.*, the last quarter's rent is not collected.

Small holdings.

75. I was much interested in visiting the "Rue Small Holdings" which have been established by Mr., now Sir, Robert Pearce Edgcumbe. A farm of 343 acres situated some four or five miles from Dorchester was bought by Mr. Pearce Edgcumbe in October 1888 for the sum of 5,050*l.* After making roads and effecting other improvements the total cost amounted to about 6,000*l.* He began to sell it in small holdings in the following December, and by the following February all were sold. He stated that he could have sold the whole four times over. It was sold in 30 lots ranging from 1½ to 31 acres at prices varying from 7*l.* to 36*l.* per acre. About two-thirds of the farm was poor land which was sold at an average of from 12*l.* to 15*l.* per acre, and the remaining third being good land sold at an average of from 20*l.* to 22*l.* per acre. About six acres made as much as 36*l.* per acre. The poor cheap land sold best and quickest. The whole of the law costs were borne by Mr. Pearce Edgcumbe, and he gave the purchasers a clean conveyance. The terms were that the purchase money with interest at four and a half per cent. on the balance remaing unpaid should be paid off within ten years in half-yearly instalments, on May 1st and November 1st. Ten per cent. of the purchase money was to be paid down. As a matter of fact many plots were paid for outright, and at the time of my visit only about 600*l.* remained outstanding. It should be mentioned that Mr. Pearce Edgcumbe's experience at the Bar enabled him to save a considerable amount in law costs.

App. E. 2.
App. E. 3

I give in the appendix the form of agreement for purchase, and also the form of conveyance used in these transactions. I also give a table showing the number of separate occupiers, the description of holdings, the extent, estimated rental, and rateable value. As regards the latter, Mr. Pearce Edgcumbe stated that the farm, when he bought it, was assessed at 240*l.* When it was sold in small lots, the Assessment Committee at once put up the assessment to 420*l.*, against which, however, he appealed, with the result that it was reduced to 313*l.* This action of the Assessment Committee, as Mr. Pearce Edgcumbe naturally pointed out, showed that in their opinion, the cutting up of a farm into small holdings, enhanced its value even before any additional buildings were placed on it. Of course now that houses and buildings are being erected, the rateable value naturally will increase.

The question, of course, is how far the experiment, which with much public spirit, Mr. Pearce Edgcumbe undertook, has succeeded. And first, the fact that the whole of the purchase money, except 600*l.*, had been paid off, is in itself striking. In only two cases, I understood, the purchasers had got into arrears and eventually into difficulties. In one case, a man had 18½ acres, and attempted at once to pay off the instalments, to live solely off the land and to build a house. Naturally, 18½ acres, fresh taken, would not provide all this "capital expenditure," so to speak, and a living as well. Practically the same thing accounted for the failure of a purchaser of 30 acres, *i.e.*, the attempt to live solely from the land, and to pay the purchase money at the same time. The moral, indeed, seems to be that the peasant proprietor must either have the money to buy the land outright, or, if he has to find the purchase money from the produce, he must have some other source of income. It should be said that the purchaser of the 30 acres had been an agricultural labourer, so that, presumably, lack of practical knowledge was not accountable for his failure.

I went over the holdings and visited a few of them. I gathered that the majority of the occupiers had been employed in other avocations than agriculture. One holding of 17 acres, which I visited, was owned by an active and intelligent man who had been a head gardener. The land was some of the best on the farm, conveniently situated, and mostly with a south aspect. Up to two years previously he had let the land, but now he had taken possession, and looked likely to make a living, and, eventually, when the land is finally paid for, to do well. He had put up three or four large glass-houses, in which he was growing tomatoes. These are sold in Dorchester and Weymouth, and were making at that time 10*d.* per lb. Later in the season, of course, the price would be less, and it would come as low, he stated, as 4*d.* per lb. The buildings were largely erected by his own labour with the assistance of one man. The tomatoes are grown on made-up soil, but without heat, and there is no special arrangement for drainage, as the chalk subsoil provides sufficient. He buys stable manure in Dorchester, but complained that the carting was very costly.

On several of the holdings substantial houses have been, or are being, erected. In many cases make-shift "shanties," both for habitation and as buildings, were put up, with the result that the whole presents a somewhat untidy appearance; while it must also be confessed that some of the plots appear to be indifferently farmed. But,

making all allowance for these facts, and bearing in mind also that many of the purchasers are not precisely of the class for whom "access to the land" is most urgently required, I am bound to say that in my judgment, the Rue Small Holdings show every indication that the main object which their projector had in view, has been successfully attained. I see no reason why the experiment tried by Mr. Pearce Edgcumbe should not be repeated by other landowners in many parts of the country with equal success.

VIII.—Subjects of Complaint and Suggested Remedies.

Subjects dealt with.

76. A certain number of subjects of complaint and remedies have already been dealt with. Practically, all those matters which affect the relationship of landlord and tenant have been reported upon in paragraphs 47 to 62, to which I beg to refer. Two resolutions passed at meetings have also been quoted, one on "Low prices" (par. 18), and the other on "Laying land down to grass" (par. 39). I propose to refer to the other subjects brought before me, taking first in order those which formed the subject of resolutions at one or more of the four public meetings.

Bimetallism.

77. Three questions shared the distinction of being the subjects of resolutions at three meetings. One was the amendment of the Agricultural Holdings Act, the second was bimetallism, and the third was the burdens on land. I confess that I was somewhat surprised to find the amount of general interest which the question of bimetallism excited. It was being discussed at great length and with much animation in the county paper during my stay; it was, as I have stated, brought forward at three of the four meetings which I held, and it was mentioned by a large number of individual witnesses.

Resolutions and evidence.

78. The resolutions passed were as follows:—

Wool—

"That it is desirable in the interests of agriculture, as well as in the interests of the industrial community at large, that the British Government should intimate to other European Governments and to the United States, its willingness to enter into a convention for the free coinage of silver at a fixed ratio to gold."

This resolution was moved by Mr. White, the Chairman of the Winfrith Farmers' Club (who occupied the chair at the meeting), and was carried with one dissentient.

Dorchester—

"That it is desirable in the interests of the country that the British Government should enter into an International agreement for the free coinage of silver at a fixed ratio."

This was moved by Mr. Pearce Edgcumbe and carried *nem con.*

Blandford—

"That this meeting is of opinion that a change in the currency laws is desirable in order to counteract the baneful consequences of the great and continuous fall in the prices of commodities."

This was moved by Sir Charley D'Oyly and carried with one dissentient.

It would obviously be impossible to give here the views of witnesses on this question at any length. I may say, however, that both sides of the question have most able exponents who have frequent opportunities of impressing their views on their neighbours.

I will endeavour to state very shortly the main points which were brought before me on this subject.

I take first the arguments of those who advocate the views indicated in the resolutions above quoted:—

(*a.*) The cause of the depression is low prices, and the cause of low prices is the demonetisation of silver, commencing in 1873.

(*b.*) Gold is now "protected" by the currency laws; what is wanted is "free trade" in silver.

(*c.*) The low price of wheat especially is due to the competition of silver-using countries as, for instance, India. In 1873 the average daily wage of an Indian employed in agriculture was one-sixth of a rupee, or 4*d.* A rupee was then worth 2*s.* So with 1*l.* in gold one could obtain the labour of 60 men for one day. To-day the value of a rupee has sunk from to 2*s.* to 1*s.* in gold. The Indian labourer is still paid one-sixth of a rupee for a day's wage, so that 1*l.* in gold will now obtain the labour of 120 men for one day in India. The effect is thus to lower the cost of production in that country.

(*d.*) A medium of currency should be of stable value and adaptable for universal use. There is not enough gold in the world to fulfil these requirements. The constantly extending demand operating on a limited supply tends to appreciate the value of gold. If silver were linked with gold and both together formed the universal currency medium prices would first rise and afterwards tend to much greater stability. To secure this, International agreement of the principal trading nations at least is necessary.

(*e.*) With equally free coinage of gold and silver, at a universally recognised ratio, both would have equal value inasmuch as debtors or creditors would have no motive to make contracts in one rather than the other metal.

I do not suggest for an instant that these points exhaust the arguments brought forward, but I think they indicate the main contentions.

On the other side I cannot do better than quote from evidence given by Mr. G. Wood Homer, who stated that he had carefully considered the subject, though he did not wish to enter into controversy upon it:—

(*a.*) Both gold and silver are largely produced and their proportionate value naturally varies. If the ratio were fixed at present value, say, 34 to 1, no alleviation or cure would be effected, but the present evils would be perpetuated. If, on the other hand, the value of silver were artificially raised that metal would pour into this country from all sides in payment for our investments in foreign countries, but the purchasing power of silver would not be as great as gold now is. Home producers of coin would, to some extent, be benefited, but there would be very great loss to the country, inasmuch as we should have to exchange a much greater quantity of our capital production for the capital production of the silver currency countries.

(*b.*) Great danger would arise from the over-stimulation of silver production, and more would be produced than the world could legitimately use. The surplus production must be gradually accumulated by the countries which guarantee the price of silver. Some of these countries would be compelled by sheer poverty to withdraw the guarantee and sell their stock of silver, and the burden would become heavier year by year on the remaining guarantors. Probably Great Britain and the United States would be the last guarantors left, and finally their purchasing powers would be exhausted. Probably for the following century silver would be an unsaleable metal.

Burdens on land and local taxation.

79. The following resolutions were passed dealing with burdens on land and local taxation:—

Bere Regis and Dorchester—

"That it is grossly unfair that our heavily-burdened land should have to compete on equal terms with the lightly-taxed lands of new countries. That recognising the impossibility of the introduction of a general system of protection, we consider that the present oppressive burdens on land in this country should be removed or lightened.

"That the Government should take over the entire burden of maintaining the aged poor, of providing homes and maintenance for pauper children, of all charges for public roads, of all charges for the administration of justice, and of all charges for elementary education."

Dorchester—

"That failing the taking over of the roads by the Imperial Government, a wheel tax should be imposed, and the proceeds applied for the relief of local taxation."

Blandford—

"That in the opinion of this meeting it is grossly unfair to have to compete with the lightly-taxed lands of new countries; that we recognise the impossibility of the introduction of a general system of protection, and that we consider that the present oppressive burdens on land should be lightened."

Wool—

"That all rates should be equally divided between owner and occupier."

Mr. G. Wood Homer's views.

80. Mr. G. Wood Homer has taken an active part in Dorset with regard to local taxation, having established a "County Ratepayers' Defence Association," of which he is the moving spirit. His views, therefore, which he laid before me at length, may be taken as fairly representative. He said—

"In the aggregate the burdens on land come to the enormous sum of something like 10*s.* per acre, whereas foreign land is comparatively exempt. It is grossly unjust to place our heavily-taxed land in competition with land paying nothing in rates and taxes.

"If, as seems certain, the public of this country will not accept any artificial raising of prices, it is only fair and reasonable that some of the rates and taxes now bearing on our land should be removed.

"The Government should take over the liability for providing for aged poor and destitute children, leaving temporary sickness only to be dealt with by local authorities. In Dorset this would allow the grouping of the 11 union workhouses into four, and would effect a great saving in officials. One, or perhaps two, of the surplus unions might be used by Government for destitute children, where they might be reared and trained as capable citizens.

"The boards of guardians would sit, as now, for outdoor relief.

"The entire charge for maintaining main roads should be taken by the Government. The present grant to county councils has done no good, in consequence of increased demands from urban authorities under decisions which render county councils liable for maintaining and improving roads and footways. This has been held to include widening and watering. The increase on this account in five years in Dorset has been 10,000*l.* = half of the increased grant.

"The urban authority of Portland, paying to the county fund by rates only about 700*l.* a year, drew last year in hard cash towards their roads about 6,000*l.*, besides the advantages which they reaped in police, bridges, union grant, &c., &c.

"The Government should also take over the entire charge of administration of justice, police, and the entire charge for education, re-modelling taxation on the basis of real and personal property paying equal share.

"The land tax should be handed over to county councils, even if the result was a diminution of the Probate Duty grant."

81. There was a general opinion that rates had increased in recent years, and, in fact, many witnesses stated that this was the case. I give, however, a statement in the appendix comparing the receipts and expenditure in each of the unions in the years 1881 and 1893, and working out the rate in the pound the figures do not bear out this view. No doubt the truth is, that rates form now so much larger a share of the produce of the land that the burden of them is much more grievous, even though the actual amount paid is the same or less. As regards the county rates, however, the following statement of rates, levied in the six years 1890–95 (kindly furnished by Mr. Archdale Ffooks, the Clerk to the County Council), goes to support the statement that rates have increased :— Local rates. App. A. 4.

Year ending the 31st March.	General County Purposes.		Special County Purposes.	Special Purposes (Police).	Total in the £.		Amount realised.		
	s.	*d.*	*d.*	*d.*	*s.*	*d.*	£	*s.*	*d.*
1890	0	5	½	1½	0	7	25,016	9	0
1891	0	3	¼	1½	0	5	14,344	6	4
1892	0	2½	—	1½	0	4	12,270	7	10
1893	0	3¼	—	1¾	0	5	12,385	8	2
1894	0	6	—	1½	0	7½	36,807	0	2
1895	0	6¼	—	2	0	8¼	39,453	13	2
Total	2	2	1	9¾	3	0¾	£140,277	4	8

The view expressed by the Beaminster witnesses (App. D. 4) was that the poor rate had decreased and the county rate increased, and it will be seen that the figures given tend to substantiate this statement. Roads.

The maintenance of the roads is especially felt to be a grievance by farmers. One witness observed that the abolition of the turnpikes was most unjust to the land, and that when they were abolished the cost of the roads ought at once to have been made a charge on the Exchequer. The present system, he said, simply goes to put money in the pockets of brewers, omnibus proprietors, and others, who make a profit out of the use of the roads and contribute little or nothing towards their maintenance.

82. One witness presented the old grievance of the unfair incidence of local taxation in a strong light, by a concrete case in his own parish, which contains 77 houses, and has a rateable value of 1,729*l.* Nearly the whole of the rates are paid by three farmers, but there is in the village a large builder, who employs many men and keeps a large number of horses, and whose total assessment is only 34*l.* 10*s.* Yet as the witness—one of the farmers referred to—said, his workmen's children are educated largely at the expense of the land, and if the men are disabled by accident or by old age they come on to the rates for support. Trader and farmer.

83. A few cases of heavily tithed land were brought under my notice, but on the whole the question of the tithe can scarcely be termed a burning one among farmers. The fact that the corn averages are unfairly high, owing to the large proportion of corn which does not go to market, was more than once insisted upon. At the Blandford meeting the chairman suggested that the tithe average should be based on a yearly and not on a septennial average, but another speaker objected to this. A statement was made by one witness, who had for many years collected the tithe for the tithe owners in certain parishes, to the effect that it was easier to collect it from the farmers Tithe.

—*i.e.*, before the Tithe Act—than from the landlords. It was more readily and promptly paid by the former than by the latter. This was in West Dorset.

App. E 1. I give, in the appendix, a statement showing the tithe apportionment on a number of farms in two parishes of West Dorset.

Railway rates.

84. There is a general feeling of bitterness against railway companies among farmers, based mainly on what they consider to be the unfair treatment which English produce receives in comparison with foreign produce. One witness said, "the railways "encourage the trade from Jersey, but they do not provide quick and cheap transit "for home produce."

Mr. E. A. Rawlence (of Messrs. Rawlence and Squarey) handed me the following statement on this point:—

In regard to Preferential Railway Rates, these, next to the question of Free Trade, are to my mind the most serious question which the agricultural interest has to contend with. By way of illustrating this I may mention that in the winter of 1892–93 I had occasion, on account of the shortness of the hay crop to endeavour to procure hay for the tenants of the Digby Estate, and with this view I obtained quotations from the London and South-Western Railway Company for importing hay to Sherborne Station, I found that whilst importers of foreign hay could deliver their hay from Nine Elms to Sherborne at 10*s.* per ton, the Company demanded 16*s.* per ton from me for hay from Whitchurch Station, which is exactly half way. Again I believe that it is a known fact that the same Company will deliver foreign fruit, vegetables, butter, eggs, &c., at a cheaper rate from the French coast and the Channel Islands, *viâ* Southampton, into the London markets, than they will convey similar products of our English farmers residing in the neighbourhood of Southampton and South Hants, and I also believe that similar conditions would be found to obtain, both in regard to the South-Western and Great Western Railways, as to foreign imports for the London markets *viâ* Weymouth, and the carriage of similar articles of home production from South Dorset. It is obvious that whilst these privileges are extended to foreign productions all contractors for the supply of these articles will naturally deal in the foreign article, and thus the home-grown products are practically cut out of the best wholesale markets. I would strongly urge that all preferential rates on foreign products should be abolished and equal proportionate mileage rates on all products of a similar nature established, with a proviso that when two railway companies are competing from one common centre to another common centre, the rates between such centres should, for both lines, be equalised on the basis of the mileage rate of the shortest route, so as not to prejudice the interest of the line which has the longest route. The railway companies have no excuse, as, if it pays to carry foreign products at these cheap rates, obviously it would pay equally well to carry similar English products *pro rata*, if on the other hand, as is sometimes contended, these cheap rates do not pay, but have to be put up with for the sake of competition, it is obviously unfair to make English products pay for losses in this direction, and the sooner the lines can be cleared from the block and danger which the express goods services of these foreign imports necessitate the better, besides avoiding the immense wear and tear of their rolling stock and permanent way which they entail. In addition, landowners have been compelled by Act of Parliament to surrender their lands to railway companies for the public benefit, often seriously to the prejudice of their estates, and it was clearly never intended that the facilities thus acquired by railway companies should be used prejudicially to the interest of the landed and agricultural classes.

The following resolution was passed at the Wool meeting:—

"That no railway company ought to be allowed to charge more to and from any intermediate station than to any further point on the same system, even though that point be in competition with other railways or with water-carriage; and that the short-distance rates ought to be reduced."

It was stated that the rate per ton from Bristol to Wool was 8*s.* 9*d.*, while the South-Western Company gave a corresponding rate of 7*s.* 6*d.* to Weymouth, 27 miles farther, carrying the goods past Wool Station.

It was also stated that the rate from London to Dorchester was 1*s.* 6*d.* per ton less than from London to Wool, the distance being 10 miles less to the latter place.

There were many general complaints that railway rates are too high, and the increase made since 1892 was especially resented.

Pure beer.

85. The re-imposition of the malt duty was advocated by some witnesses, the object being mainly to endeavour to secure a return by brewers to the old practice of brewing from barley-malt and hops.

Two other methods of securing the same object were suggested in the resolutions carried at Bere Regis and Dorchester respectively, viz.:—

Bere Regis—

"That there should be a considerable reduction of duty on all ale and beer made from British-grown barley and hops."

Dorchester—

"That in the opinion of this meeting an extra duty should be levied on all foreign produce used in brewing."

More than one witness attributed the fall in the price of barley mainly to the greatly increased use of substitutes for malt in brewing. One farmer observed that whereas 20 years ago he averaged 42*s.* per quarter for his barley, now his average is less than 30*s.* He grows as good malting barley as ever, and he observed that he has to pay as much for beer now as then.

86. It will be observed that the question of Protection was referred to at three of the meetings, but only for the purpose of repudiating it. The resolutions stated that the meetings "recognised the impossibility of the introduction of a general system of Protection." Protection.

At the Blandford meeting this statement was challenged, and a frank motion that "the only effectual remedy is to introduce a system of Protection" was submitted. It was lost on a division by 15 votes to 12.

I may again take Mr. G. Wood Homer's evidence as fairly representative of, at any rate, a large section of agricultural opinion on this question. He said:—

Protection as generally understood is, in this country, an impossible solution of the difficulty. Consumers far out-number producers. Agriculturists are far from agreed on the wisdom of introducing the system. Considering the financial attitude of foreign nations towards us there is no reason why duties should not be levied on imports where the effect of the same would not be against the general interests of the country. Free trade is an expedient, not a principle. Great injury has been done to country villages by ruin of country millers owing to importations of foreign flour. This makes bread, flour, meal, and bran dearer rather than cheaper in all our country villages. Farmers now have to send wheat 20 or 30 miles to be ground; whereas it used to be ground on spot. Thus bread is dearer in the village while farmer gets a less price for his wheat. The question of a small tax on foreign flour, as apart from wheat, should be prominently placed before the public for consideration.

Cheap wheat is a benefit to the country as a whole; cheap feeding corn and oil cakes are equally a great benefit to large numbers of agriculturists. These are raw materials for manufacturing beef, mutton, and pork.

A sufficient tax ought to be levied to pay for the whole of the losses occasioned in this country by diseases imported through foreign stock.

A duty on imported flour was suggested by several witnesses. One farmer whom I visited had a small mill on his farm. He stated that it now only commanded half the rent it formerly did. At one time it had a good flour trade, but it had now only a barley meal trade. Two other mills in the same district had been closed. He urged that if the importation of foreign flour were checked, offals would be cheaper for farmers to buy and a good deal of labour would be employed.

One witness suggested a bounty on growing wheat.

87. The suggestion that measures should be taken to prevent the sale of foreign meat as English was made by several witnesses, one or two of whom gave evidence indicating the extent to which this practice exists and the reduction in the price of English meat which is believed to result therefrom. Labelling foreign meat.

88. The provision of easier and cheaper methods of transferring land was suggested. One witness suggested that there should be a general system of compulsory registration of title, with power to register a provisional title which should become absolute in, say, 12 years. The transfer of land.

89. A small holder suggested that the Government should advance money at from 3 to 3½ per cent. to persons like himself desirous of purchasing small parcels of land. He said that he wanted to buy some land and would do so if he could obtain an advance of half the purchase money at 3½ per cent. He preferred that it should come from the Imperial Exchequer, as he "did not want to apply to a parish council or county council." State loans for purchasing small holdings.

90. The advance of money from the Exchequer to landowners for the purpose of effecting improvements was also suggested by several witnesses. Mr. G. Wood Homer made a definite proposal as follows:— Loans to landowners.

The Government should advance, say, 2,000,000*l.* per annum, repayable in 30 years at 2¾ or 3 per cent., to local authorities. This 60,000,000*l.* should be devoted to—

(1.) Purchase of land for building cottages with good garden accommodation. Cottage to become property of occupier at end of 30 years by the payment of yearly instalments.

(2.) Advances to purchasers of small holdings to be continued and facilitated as much as possible.

(3.) Redemption of mortgages on small properties.

(4.) Purchase of holdings by occupiers.

In the two last cases the advance should be safeguarded by not advancing more than a moiety.

91. At the Blandford meeting Mr. Lockyer mentioned the unsatisfactory state of the law as regards such products as watercress and mushrooms growing naturally on a farm, and suggested that persons should be no more allowed to take them without leave than to take a cabbage from his garden. In the same connexion plover's eggs were mentioned. In some parts of Dorset, as in South Wilts, plovers are very numerous, and the collection of their eggs provides an appreciable item of revenue. Natural products of the land.

92. Certain parts of the country are not well provided with means of transit. Beaminster, for instance, is about five or six miles from a railway on either side of it. Light railways.

In the Blandford district direct communication between Salisbury and Dorchester was advocated. At Cerne a witness suggested a light railway or tramway to Dorchester. He stated that carting by road to Dorchester costs at least 6*s*. An estate agent at Dorchester suggested that on railway lines more frequent stations should be built (or platforms only) within, say, 10 miles of the town. "A labourer might then," he thought, "by being within easy reach of a town, obtain employment there when it "was plentiful and occupy himself at home when business was slack in the town."

Produce parcel post.

93. One witness urged that better facilities should be given through the parcel post for the direct supply of farm products from the producer to the consumer. He mentioned particularly the case of eggs. A dozen eggs, for which he can get 9*d*., weigh about $1\frac{1}{2}$ lbs. If sent by parcel post they would cost $4\frac{1}{2}$*d*., or 50 per cent. of the amount received for them. At present, I was informed, to send 12 dozen eggs by rail to London cost 3*d*. per dozen, or 33 per cent. of the price realised. It is evident that herein lies a great obstacle to the development of a system of direct sale from the farm to the consumer.

Conclusion.

Summary.

94. I have more than once alluded to the fact that the variety of conditions in the county makes generalisation difficult. But it may fairly be said that, with very few, if any, exceptions, tenant farmers have had their incomes considerably reduced and their capital seriously depleted. Landlords have, as a rule, met the times by substantial reductions of rent, which, however, must inevitably go still further. In fact, the ownership of agricultural land is rapidly becoming a luxury which only men possessing other sources of income can enjoy. Dorset is, to some extent, fortunate in having many landowners in that position, but it is essentially an unsound basis for agriculture to rest on. Some of the best and most substantial—and in times past the most successful—farmers in the South of England were to be found in Dorset, but with the present outlook it appears that the race is likely to die out. Many still hang on, but others are leaving, either voluntarily or perforce, a business in which they cannot any longer obtain a fair return for their capital. In fact capital is surely and steadily leaving the land. The occupiers of the smaller and better mixed farms may hold on; but what the future of the large hill farms in the chalk district will be, unless better times quickly come, it is difficult to foretell. The condition of the labourer, where his employment still continues, is no doubt greatly improved, though no one can say that his wages are at a satisfactory level, but while he has suffered proportionately less from the depression than either the owner or the occupier, his position becomes more and more precarious.

I have to the best of my ability presented in my Report a fair statement of the whole of the facts, and have duly reported such evidence as may tend to lighten the outlook, but with every desire to avoid pessimism it is impossible to view the situation in Dorset as a whole without gloomy forebodings of the immediate future of agriculture, unless present conditions should materially change.

Acknowledgment of help.

95. It remains only to me to acknowledge the ready help which was given me by all those with whom I came in personal contact. They are literally too numerous to mention, but I cannot refrain from expressing my obligation to Mr. Digby, M.P., Mr., now Sir, Robert Pearce Edgcumbe, Mr. G. Wood Homer, Mr. E. A. Rawlence, Mr. E. G. Legg, Mr. Walter F. Fletcher, Mr. H. J. S. Tory, Mr. S. Barkworth, Mr. W. D. Kent, Mr. R. Leigh, Mr. R. H. Simonds, Mr. R. Rogers, Mr. J. Lockyer, Mr. John Chick, Mr. H. S. Senior, Mr. R. B. White, Mr. F. N. Ensor, Mr. J. T. Ensor, Mr. H. Standfield, Mr. H. Spicer, Mr. Besent, Mr. H. R. Jesty, and Mr. E. O. Richards, for valuable assistance rendered in facilitating my inquiry. I shall always recall with personal pleasure the time which I spent on the service of the Commission in the county of Dorset.

I have, &c.
R. HENRY REW,
Assistant Commissioner.

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APPENDIX A. 1.

Comparative Statement of Crops and Stock in Dorset for the Years 1881–93.

[From the Agricultural Returns.]

—	1881.	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.	1893.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Total acreage under all kinds of crops, bare fallow, and grass	487,520	489,348	490,702	490,366	491,123	491,924	491,746	492,504	492,627	493,321	491,870	490,649	490,489
Corn Crops.													
Wheat	36,790	39,133	36,059	36,767	32,622	29,451	29,530	30,246	31,167	28,960	28,162	27,662	22,731
Barley or bere	38,541	35,574	35,298	33,430	34,982	35,097	34,790	34,476	33,615	33,699	30,976	29,612	29,772
Oats	23,665	23,276	23,300	23,745	24,538	26,355	25,410	24,250	24,256	23,713	25,854	26,407	28,757
Rye	592	1,160	653	587	575	773	999	1,734	1,295	773	566	644	1,457
Beans	2,645	2,702	2,674	2,594	2,715	2,233	2,473	2,230	2,338	2,820	2,741	2,287	1,812
Peas	2,909	3,062	2,378	2,038	1,774	1,462	1,889	2,177	1,717	1,886	1,821	1,853	1,924
Total of corn crops	105,142	104,907	100,362	99,161	97,206	95,371	95,091	95,113	94,388	91,851	90,120	88,465	86,453
Green Crops.													
Potatoes	2,431	2,325	2,111	2,345	2,226	2,453	2,406	2,406	2,277	2,257	2,109	1,796	1,637
Turnips and swedes	38,639	38,277	39,718	38,989	39,129	38,691	37,308	36,895	35,852	36,919	36,289	36,387	36,693
Mangold	5,741	5,441	5,693	5,481	5,694	5,526	5,968	6,002	5,444	5,581	5,977	6,394	6,158
Carrots	120	85	72	68	77	73	88	104	115	—	—	—	—
Cabbage, kohl-rabi, and rape	2,676	2,918	2,649	2,696	2,926	2,934	2,770	2,739	2,515	2,810	2,719	2,535	3,103
Vetches or tares	8,204	8,372	8,150	8,961	9,052	8,277	7,545	7,887	5,710	5,839	6,119	5,112	4,687
Other green crops										483	582	324	522
Total of green crops	57,811	57,418	58,393	58,540	59,104	57,954	56,085	56,033	51,913	53,789	53,795	52,548	52,710
Clover, sainfoin, and grasses under rotation — For hay	49,639	51,054	50,380	48,693	52,157	31,228	31,828	31,782	36,071	32,572	30,621	28,605	26,672
Clover, sainfoin, and grasses under rotation — Not for hay						22,057	20,073	18,620	18,001	18,984	19,683	21,824	23,419
						53,285	51,901	50,402	54,072	51,556	50,304	50,429	50,091
Permanent pasture or grass not broken up in rotation — For hay	267,848	269,292	274,563	276,518	277,503	92,102	96,084	99,939	100,852	95,746	93,065	90,533	77,422
Permanent pasture or grass not broken up in rotation — Not for hay						188,113	187,846	186,735	186,762	196,072	200,622	204,723	219,304
						280,215	283,930	286,674	287,614	291,818	293,687	295,256	296,726
Flax	225	247	174	117	127	228	251	211	232	195	109	56	36
Hops	—	—	—	—	—	—	—	—	—	—	—	—	—
Small fruit	—	—	—	—	—	—	—	63	79	109	189	206	284
Bare fallow or uncropped arable land	6,855	6,430	6,830	7,337	5,026	4,871	4,488	4,008	4,329	3,903	3,666	3,689	4,189
Horses.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Horses used solely for agriculture	12,762	12,819	12,843	12,743	12,823	13,031	12,816	12,613	12,657	12,827	13,372	13,402	13,097
Unbroken horses	3,320	2,879	2,936	2,858	2,971	3,161	3,407	3,371	3,163	2,742	2,780	2,886	2,939
Mares kept solely for breeding										401	547	544	593
Total of horses	16,082	15,698	15,779	15,601	15,794	16,192	16,223	15,984	15,820	15,970	16,699	16,832	16,629
Cattle.													
Cows and heifers, in milk or in calf	48,696	49,838	50,680	61,559	54,675	55,825	55,923	54,324	53,438	53,834	55,872	56,009	53,596
Other cattle:— Two year and above	11,035	10,192	9,583	10,611	12,110	13,507	13,305	11,561	11,091	10,843	12,071	13,068	12,209
Other cattle:— One year and under two	16,871	18,216	21,364	24,097	24,417	21,557	19,489	17,722	19,967	24,340	24,151	20,863	8,307
Other cattle:— Under one year													9,457
Total of cattle	76,602	78,246	81,627	86,267	91,202	90,889	88,717	83,607	84,496	89,017	92,094	89,940	83,569
Sheep.													
Ewes kept for breeding	281,434	266,153	273,255	275,902	285,596	282,400	279,643	267,637	258,510	258,967	272,529	274,674	194,007
Other sheep:— One year and above	147,466	156,158	159,164	172,420	174,775	166,235	166,475	158,617	155,252	159,978	166,038	157,083	66,337
Other sheep:— Under one year													149,790
Total of sheep	428,900	422,311	432,419	448,322	460,371	448,635	446,118	426,254	413,762	418,945	438,567	431,757	410,134
Pigs.													
Sows kept for breeding	38,900	48,155	52,412	49,584	47,790	47,827	52,073	53,749	58,016	63,556	67,564	51,418	6,109
Other pigs													40,946
Total	—	—	—	—	—	—	—	—	—	—	—	—	47,055

APPENDIX A. 2.

TABLE showing the NUMBER of PERSONS engaged in AGRICULTURE in the COUNTY of DORSET in 1871, 1881, and 1891 respectively.

[Taken from the Census Returns.] (*See* par. 45.)

Occupation.	1871.			1881.			1891.		
	Males.	Females.	Total.	Males.	Females.	Total.	Males.	Females.	Total.
	No.	No.	No.	No.	No.	No.	No.	No.	No.
1. In Fields and Pastures:—									
Farmer, grazier	2,295	173	2,468	2,163	177	2,340	2,463	180	2,642
Farmer's, grazier's, son, grandson, brother, nephew.	871	—	871	662	—	662	746	—	746
Farm bailiff	216	—	216	266	—	266	242	—	242
Agricultural labourer, farm servant	15,964	1,245	17,209	14,222	787	15,009	11,282	478	11,760
Shepherd	792	—	792	759	—	759	716	—	716
Horsekeeper, horseman, teamster, carter.	—	—	—	—	—	—	1,226	—	1,226
Agricultural machine proprietor, attendant.	21	—	21	73	—	73	62	1	63
Others engaged in or connected with agriculture.	17	2	19	16	—	16	16	—	16
2. In Woods:—									
Woodman	410	—	410	404	—	404	465	—	465
3. In Gardens:—									
Gardener, nurseryman, seedsman	1,157	9	1,166	1,168	18	1,186	1,993	20	2,013
4. About Animals:—									
Cattle, sheep, pig-dealer, salesman	59	—	59	91	—	91	41	—	41
Drover	23	—	23	20	—	20	10	—	10
Gamekeeper	309	—	309	284	—	284	339	—	339
Dog, bird, animal-keeper, dealer	—	8	8	17	5	22	27	2	29
Knacker, cat's-meat dealer, vermin destroyer.	—	—	—	3	—	3	4	—	4
Vermin destroyer	10	—	10	—	—	—	—	—	—

APPENDIX A. 3.

NUMBER of INHABITED HOUSES and POPULATION of each PARISH in DORSET for the Years 1871, 1881, and 1891. [From the Census Returns.] (*See* par. 46.)

Parish.	1871.			1881.			1891.		
	Inhabited Houses.	Families or Separate Occupiers.	Population.	Inhabited Houses.	Families or Separate Occupiers.	Population.	Inhabited Houses.	Families or Separate Occupiers.	Population.
Abbotsbury	216	226	1,065	204	231	979	185	196	903
Aff-Puddle	94	94	438	97	102	477	93	96	434
Ellington	381	411	1,890	371	387	1,709	402	411	1,771
Elmer	27	27	136	28	28	142	28	28	133
Alton-Pancras	46	54	250	43	43	247	43	43	299
Anderson or Winterborne Anderson.	15	15	80	14	14	64	13	13	66
Arne	27	28	123	22	22	121	23	23	124
Ashmore	63	66	274	61	67	275	59	59	228
Askerswell	55	58	229	50	50	209	49	50	230
Athelhampton	17	18	94	16	17	74	14	14	71
Axminster, *part of*	2	2	9	4	4	23	—	—	—
Batcombe	42	42	177	28	28	127	25	24	123
Beaminster	571	583	2,585	487	539	2,130	459	474	1,915
Beerhackett	22	22	91	21	24	83	20	20	85
Belchalwell	43	43	173	40	40	169	—	—	—
Bere Regis Parish:									
Bere Regis	283	312	1,366	291	303	1,284	251	261	1,144
Milborne-Stileham	58	72	310	48	51	258	45	47	272

Parish.	1871.			1881.			1891.		
	Inhabited Houses	Families or Separate Occupiers.	Population.	Inhabited Houses.	Families or Separate Occupiers.	Population.	Inhabited Houses.	Families or Separate Occupiers.	Population.
Bettiscombe	10	10	60	11	11	63	12	12	59
Bincombe	40	43	199	44	45	223	44	44	202
Blandford-Forum	776	957	4,052	808	931	3,791	867	900	3,985
Blandford St. Mary	82	97	447	74	79	364	75	79	375
Bloxworth	54	56	270	51	54	261	51	51	260
Bothenhampton	120	140	572	108	122	536	112	113	490
Bradford Abbas	125	142	578	105	134	510	102	104	523
Bradford Peverell	77	84	405	70	76	330	71	72	368
Bradpole	305	331	1,549	311	341	1,567	337	344	1,641
Bridport	957	1,112	4,643	851	967	3,936	797	844	3,768
Broadmayne	110	115	477	119	119	511	115	117	479
Broadway	148	155	712	165	175	761	182	182	774
Broadwinsor	295	324	1,499	288	287	1,256	258	258	1,105
Bryanstone	47	47	232	47	47	259	48	53	242
Buckhorn-Weston	122	132	559	115	517	517	110	110	491
Buckland-Newton	235	238	1,138	198	207	855	207	207	873
Buckland-Ripen	27	29	135	28	30	154	25	25	143
Burlestone	9	9	46	11	12	55	11	11	78
Burstock	49	57	201	44	45	190	33	33	139
Burton-Bradstock	214	252	1,036	214	243	946	206	212	889
Canford Magna Ancient Parish:									
Canford Magna	228	241	1,098	231	249	1,107	293	293	1,416
Kinson	411	428	1,924	750	771	3,745	1,357	1,418	7,295
Longfleet	826	340	1,701	448	486	2,207	533	571	2,750
Parkstone	274	278	1,318	445	479	2,256	754	815	4,125
Cann, or Shaston St. Rumbold.	134	137	574	127	130	560	117	117	501
Castleton	12	13	69	13	13	81	12	14	51
Catherston-Lewston	7	8	33	5	5	25	5	5	21
Cattistock	127	142	588	125	134	531	120	121	520
Caundle Bishop	88	88	383	84	87	335	66	66	272
Caundle Marsh	15	15	76	16	17	97	20	20	93
Caundle Purse	40	43	176	39	39	194	34	37	160
Caundle Stourton	90	101	409	89	97	374	80	82	295
Cerne Abbas	256	259	1,164	215	223	925	183	192	834
Cerne, Nether	17	17	89	17	17	93	17	17	87
Chalbury	47	47	225	45	46	211	40	40	147
Chaldon Herring	65	69	332	64	79	334	59	65	301
Chardstock	278	303	1,507	274	285	1,328	252	257	1,075
Charlton Marshall	128	129	582	144	144	652	142	143	569
Charminster	173	190	1,540	172	181	1,516	178	181	1,450
Charmouth	136	153	644	149	161	626	136	136	535
Cheddington	33	33	165	25	26	114	22	22	112
Chelborough, East	23	25	106	19	20	113	17	17	76
Chelborough, West	16	16	72	14	17	62	13	14	57
Chesilborne	89	89	408	79	79	353	69	68	256
Chettle	32	33	165	29	31	130	30	31	121
Chickerell, West	190	218	812	193	193	819	186	197	814
Chidcock	184	193	748	165	167	674	154	155	633
Chilcombe	7	7	24	8	10	40	5	5	24
Child-Okeford	188	190	878	185	186	846	169	172	789
Chilfrome	24	31	105	21	23	91	21	21	88
Church Knowle	110	111	536	114	126	562	123	123	581
Clifton Maybank	14	14	65	15	16	80	15	16	80
Compton Abbas, near Shaftesbury.	96	101	481	90	91	402	79	79	299
Compton Abbas, near Dorchester.	17	18	98	15	15	66	11	11	51
Compton, Nether	84	88	401	82	85	387	68	68	323
Compton, Over	28	30	127	27	28	142	23	23	129
Compton Vallance	26	28	146	23	26	126	23	23	115
Coombe-Keynes	27	29	143	28	29	129	23	27	119
Corfe Castle	340	422	1,806	364	413	1,777	368	592	1,708
Corfe-Mullen	149	155	722	165	171	694	165	165	786
Corscombe	161	174	755	144	146	653	138	139	623
Cranborne	544	558	2,562	534	555	2,317	518	525	2,395
Dewlish	94	103	494	97	100	457	85	85	396
Dorchester:									
All Saints	146	217	923	167	226	912	160	199	813
Holy Trinity	239	356	1,625	246	326	1,565	233	295	1,289
Peter, St.	188	245	1,307	253	310	1,389	254	291	1,372
Durweston	74	80	355	79	83	376	85	85	472
Edmondsham	58	58	297	51	56	230	53	56	231
Evershot	103	111	494	98	220	500	85	88	371
Farnham	26	27	105	28	29	101	73	73	301
Fifehead-Magdalen	40	43	206	35	35	144	29	29	130
Fifehead-Neville	22	22	89	26	26	120	38	38	164
Fleet	33	37	166	30	30	138	32	32	138
Folke	72	78	315	65	65	268	78	81	370
Fontmell-Magna	184	197	842	173	174	731	160	160	637
Fordington	549	708	3,277	649	830	4,095	890	1,011	5,088

Parish.	1871.			1881.			1891.		
	Inhabited Houses.	Families or Separate Occupiers.	Population.	Inhabited Houses.	Families or Separate Occupiers.	Population.	Inhabited Houses.	Families or Separate Occupiers.	Population.
Frampton	91	102	474	88	91	421	89	95	387
Frome St. Quinton	44	44	170	39	39	188	32	32	138
Frome Vauchurch	39	42	180	33	35	121	32	33	142
Gillingham Parish:									
Bourton	191	214	860	205	223	838	188	189	782
Gillingham	727	776	3,177	740	778	3,293	750	764	3,303
Godmanstone	41	43	177	36	36	165	35	36	159
Gussage All Saints	95	101	425	86	90	415	78	80	354
Gussage St. Michael	64	64	299	58	64	259	45	45	229
Halstock	109	117	520	99	106	441	97	94	400
Hammoon	18	18	89	18	18	76	17	17	83
Hampreston *part of*	254	260	1,118	313	322	1,393	334	352	1,608
Hamworthy	95	97	474	133	143	668	134	138	673
Handley or Sixpenny Handley.	267	267	1,162	234	237	938	220	236	869
Hanford	1	1	17	8	8	56	6	6	43
Haselbury-Bryan	193	198	852	177	178	714	161	165	648
Hawkchurch	151	162	666	131	139	590	130	137	571
Haydon	23	26	111	21	22	101	18	19	71
Hermitage	34	34	128	29	31	113	26	27	115
Hilfield	33	33	135	28	28	133	26	27	133
Hilton	155	161	800	145	145	663	129	129	567
Hinton Martell	85	90	381	88	91	381	85	85	359
Hinton Parva or Stanbridge	18	18	83	19	19	93	19	20	70
Hinton St. Mary	78	78	328	68	71	296	68	68	252
Holme, East	12	14	66	17	18	89	16	16	90
Holnest	27	27	135	24	24	101	26	27	127
Holwell	117	117	512	101	112	417	89	89	377
Hooke	45	50	202	38	40	154	38	39	179
Horton	101	103	454	98	100	463	94	95	397
Ibberton	49	49	226	45	45	187	38	41	137
Iwerne-Courtnay or Shorton	126	144	651	133	148	623	128	137	560
Iwerne Minster	158	162	665	158	164	667	147	147	661
Kimmeridge	32	32	153	32	32	170	31	33	147
Kingston Russell	11	11	70	13	13	70	11	11	61
Kington Magna	123	132	516	121	131	465	108	110	427
Knighton, West	61	71	264	69	75	312	69	71	329
Langton Herring	51	54	232	52	55	255	48	50	207
Langton Long Blandford	39	41	208	51	51	278	48	48	242
Langton Matravers	197	202	924	206	210	892	193	193	773
Leweston	4	4	34	5	5	40	4	4	30
Lillington	39	39	187	31	34	140	32	32	167
Littlebredy	37	43	204	40	40	193	42	42	193
Lilton Cheney	107	124	562	105	114	458	94	95	427
Loders	249	274	1,115	205	206	952	144	145	627
Longbredy	54	64	260	46	53	227	46	46	215
Longburton	84	88	372	87	90	379	79	79	330
Long Critchell	26	31	131	27	27	163	29	29	156
Lulworth, East	76	82	385	85	86	364	78	79	358
Lulworth, West	103	104	518	84	89	339	106	115	464
Lydlinch	82	83	369	76	77	354	84	85	382
Lyme Regis	556	643	2,603	526	549	2,290	518	575	2,365
Lytchett Matravers	182	191	803	169	169	692	171	174	753
Lytchett Minster	188	193	812	196	296	848	211	223	929
Maiden Newton	180	202	856	176	188	799	167	172	694
Manston	32	32	168	35	35	187	37	38	193
Mapperton	17	17	94	20	20	103	17	17	87
Mappowder	49	49	243	49	49	226	43	43	195
Margaret Marsh	15	16	70	15	15	68	15	15	60
Marnhull	330	341	1,453	322	331	1,396	322	330	1,415
Marshwood	96	96	423	83	83	335	77	77	348
Melbury Abbas	89	90	361	78	87	328	71	71	288
Melbury-Bubb	26	26	141	25	25	147	23	23	120
Melbury-Osmond	77	84	385	79	85	389	78	79	338
Melbury Sampford	7	7	65	9	10	70	14	14	108
Melcombe-Horsey	42	41	190	43	44	183	42	43	182
Melcombe Regis	1,242	1,696	7,533	1,396	1,841	7,920	1,485	1,738	7,626
Milborne St. Andrew	64	70	291	70	73	309	65	65	286
Milton Abbas	161	220	942	164	208	873	176	177	728
Minterne Magna	78	81	352	74	74	322	79	80	339
Moore-Critchell	71	84	334	72	72	367	80	80	407
Morden	189	189	826	188	189	809	178	177	730
Moreton	62	65	341	64	67	309	71	73	356
Morterton	79	81	321	79	81	321	69	69	263
Motcombe	311	319	1,453	309	323	1,411	290	299	1,309
Netherbury	429	429	1,809	386	417	1,584	346	347	1,454
Oborne	32	33	147	32	34	143	30	30	130
Okeford-Fitzpaine	155	156	701	140	140	602	166	167	687

Parish.	1871.			1881.			1891.		
	Inhabited Houses.	Families or Separate Occupiers.	Population.	Inhabited Houses.	Families or Separate Occupiers.	Population.	Inhabited Houses.	Families or Separate Occupiers.	Population.
Orchard, East	60	61	244	59	59	233	45	45	166
Orchard, West	24	27	102	25	25	113	25	26	115
Ormington	93	94	449	87	87	380	74	83	292
Owermoigne	78	78	396	86	86	423	75	78	386
Parley, West	66	68	317	68	71	336	72	77	334
Pentridge	53	57	260	54	59	234	49	49	196
Perrott, South	82	82	335	82	85	303	65	65	250
Pilsdon	16	16	70	14	14	92	13	13	83
Pimperne	91	93	420	84	85	399	88	90	420
Poole, St. James	1,432	1,582	6,604	1,520	1,680	7,179	1,619	1,765	7,890
Poorstock	226	240	1,061	205	205	821	186	186	776
Poorton, North	18	19	88	15	15	61	16	16	63
Portisham	147	151	744	145	149	705	135	141	634
Portland	1,408	1,525	9,907	1,380	1,423	10,061	1,393	1,507	9,443
Poxwell	14	14	78	16	16	86	15	15	82
Preston	178	185	747	175	175	689	166	170	678
Puddlehinton	98	114	458	93	103	397	85	88	388
Puddletown	253	299	1,249	247	273	1,175	223	226	1,028
Puddletrenthide	179	191	860	182	186	747	159	161	673
Pulham	68	68	296	67	69	269	64	64	266
Puncknowle	97	113	475	93	96	473	94	94	427
Radipole	204	225	1,154	259	266	1,322	337	343	1,782
Rampisham	86	87	393	72	75	290	66	67	251
Ryme Intrinsica	42	46	240	44	46	203	43	43	170
Shaftesbury:									
Holy Trinity	208	241	974	194	212	988	194	205	907
James, St.	200	224	1,060	192	205	1,001	187	195	950
Peter, St.	183	244	1,020	173	206	895	159	201	801
Shapwick	86	95	409	87	88	432	73	75	355
Sherborne	1,147	1,217	6,129	1,128	1,163	5,636	1,152	1,199	5,690
Shillingstone or Shilling Okeford.	122	122	534	130	135	566	127	129	546
Shipton-George	75	82	381	79	82	312	77	78	318
Silton	71	74	315	61	61	245	49	49	212
Spettisbury	141	141	673	125	132	530	125	130	562
Stafford, West	46	51	230	45	49	199	42	42	206
Stalbridge	421	438	2,096	397	421	1,816	370	379	1,705
Stanton St. Gabriel	13	13	88	11	12	71	10	10	48
Steeple	68	68	318	66	66	295	64	64	314
Steepleton-Iwerne or Steepleton Preston.	8	9	39	10	12	73	10	10	61
Stinsford	60	64	352	62	62	339	56	57	278
Stock-Gayland	11	11	66	10	10	61	—	—	—
Stockwood	10	11	54	11	14	70	8	8	49
Stoke-Abbott	133	147	671	121	130	551	106	106	499
Stoke, East	130	142	613	130	132	582	109	113	499
Stoke-Wake	28	28	114	25	27	107	21	21	96
Stourpaine	132	144	584	132	140	563	125	129	490
Stower, East	113	115	437	102	105	451	100	102	444
Stower-Provost	187	188	837	174	174	726	172	174	700
Stower, West	45	45	197	44	44	165	37	40	158
Stratton	80	89	341	80	81	299	75	81	392
Studland	115	133	574	132	133	607	100	100	432
Sturminster Marshall	193	193	847	179	180	809	167	171	806
Sturminster, Newton Castle	448	454	1,965	432	442	1,859	425	432	1,863
Sulton-Waldron	51	53	217	50	54	188	51	51	175
Swanage	473	499	2,151	495	569	2,357	564	571	2,674
Swyre	44	50	260	38	39	213	39	39	154
Sydling St. Nicholas	452	152	668	129	131	559	128	128	563
Symonsbury	287	297	1,328	269	276	1,221	254	254	1,186
Tarrant-Crawford	14	14	67	11	11	61	9	9	41
Tarrant-Gunville	95	108	395	91	101	348	90	92	369
Tarrant-Hinton	54	60	281	49	49	237	49	49	213
Tarrant-Keynston	70	74	330	69	69	272	61	61	260
Tarrant-Launceston	19	23	105	16	16	86	16	16	61
Tarrant-Monckton	55	61	225	50	50	212	47	47	219
Tarrant-Rawston	13	15	56	14	15	48	13	13	49
Tarrant-Rushton	34	42	160	38	42	170	39	39	177
Thorncombe	261	285	1,198	238	259	1,095	220	243	941
Thornford	99	99	144	96	101	413	94	96	397
Tincleton	87	44	175	36	39	146	34	34	160
Todbere	31	35	152	34	34	167	33	33	138
Tollard Royal, *part of* parish:									
Tollard Farnham	52	55	253	43	52	184	—	—	—
Toller-Fratrum	10	12	58	10	11	54	8	8	30
Toller-Porcorum	108	116	486	92	99	446	93	96	417
Tolpuddle	80	91	360	73	73	305	69	69	288
Turner's-Puddle	22	22	128	19	20	119	18	19	87
Turnworth	27	31	151	25	26	115	23	26	111
Tyneham	62	67	269	63	66	275	61	61	260

Parish.	1871.			1881.			1891.		
	Inhabited Houses.	Families or Separate Occupiers.	Population.	Inhabited Houses.	Families or Separate Occupiers.	Population.	Inhabited Houses.	Families or Separate Occupiers.	Population.
Up Cerne - - -	17	17	109	16	16	76	15	15	84
Upway - - -	160	176	694	181	190	729	179	186	752
Walditch - - -	42	45	182	47	52	192	45	48	175
Wambrook - - -	55	60	291	48	49	263	48	48	231
Wareham:									
Holy Trinity - -	196	206	829	183	185	818	175	178	796
Lady St. Mary - -	306	340	1,501	322	330	1,476	358	362	1,688
Martin, St. - -	157	163	737	167	177	730	136	144	623
Warmwell - - -	34	37	205	32	35	173	35	40	183
Watercombe - - -	10	10	59	10	10	54	11	12	63
Weymouth - - -	625	749	3,828	665	777	3,630	669	789	3,591
Whitchurch-Canonicorum -	298	308	1,365	250	259	1,053	212	215	837
Whitcombe -	10	11	51	12	14	68	9	9	41
Wimborne-Minster - - -	1,058	1,084	5,019	1,154	1,193	5,390	1,352	1,390	6,203
Wimborne St. Giles - -	101	107	471	98	103	453	131	136	560
Winfrith-Newburgh - -	226	232	980	216	227	959	198	208	869
Winterborne-Abbas - -	46	51	209	46	47	198	39	43	207
Winterborne-Caine - -	28	36	158	25	27	144	24	24	130
Winterborne-Clenstone -	20	20	95	17	18	112	21	21	103
Winterborne-Herringstone -	9	12	71	12	13	73	10	10	51
Winterborne-Houghton -	59	63	289	58	63	250	56	56	221
Winterborne-Kingston -	108	109	508	112	112	520	112	113	500
Winterborne-Monkton -	22	23	111	15	15	83	15	15	71
Winterborne St. Martin -	92	95	458	93	94	430	87	89	393
Winterborne-Steepleton -	32	44	183	29	29	148	30	30	140
Winterborne-Stickland -	83	95	452	94	114	480	95	95	406
Winterborne-Thompson -	7	7	33	6	6	40	6	6	28
Winterborne-Whitechurch -	102	107	488	99	104	422	92	95	414
Winterborne-Zelstone -	40	40	197	35	35	145	36	37	173
Witchampton - -	123	137	552	131	107	512	128	128	537
Woodlands - - -	93	93	457	93	94	453	93	97	416
Woodsford - - -	40	49	232	34	37	183	33	33	168
Woodyates, West - -	5	6	38	6	7	33	8	9	49
Wool - - -	123	134	602	114	120	509	113	113	521
Woolland - - -	28	28	128	23	26	120	28	28	155
Wootton Fitzpaine - -	58	59	252	51	51	224	75	77	327
Wootton Glanville - -	67	67	314	56	56	337	58	59	238
Wootton, North - -	15	17	72	17	17	69	16	16	77
Worth Matravers - -	73	74	297	65	72	302	56	57	229
Wraxall - - -	16	16	88	15	15	97	12	12	62
Wyke Regis - - -	440	506	2,365	531	554	2,748	839	888	4,182
Wynford-Eagle - -	28	29	156	29	29	150	23	23	120
Yetminster Parish:									
Chetnole - - -	53	56	256	61	67	243	60	62	272
Leigh - - -	108	111	473	93	101	403	95	96	395
Yetminster - -	159	167	790	173	185	711	161	165	655
Total - -	39,410	43,110	195,537	39,789	42,793	191,028	40,904	42,820	194,517

APPENDIX A. 4.

TABLE showing for each POOR LAW UNION in DORSET the RECEIPTS and EXPENDITURE for the Years 1881 and 1893 respectively. (*See* par. 79.)

—	Shaftesbury.		Sturminster.		Blandford.		Wimborne and Cranborne.		Poole.		Wareham and Purbeck.	
	1881.	1893.	1881.	1893.	1881.	1893.	1881.	1893.	1881.	1893.	1881.	1893.
RECEIPTS.	£	£	£	£	£	£	£	£	£	£	£	£
From poor rates	5,362	6,756	6,350	5,990	9,360	6,526	10,243	9,628	12,746	11,025	5,847	8,034
„ Treasury subventions	501	—	339	—	679	—	579	—	424	—	687	—
„ county and borough councils, out of Exchequer contribution account	—	1,298	—	992	—	1,749	—	2,145	—	1,636	—	1,671
Other receipts	100	172	107	89	74	24	84	71	161	195	101	201
Total	£6,963	8,226	6,796	7,071	10,113	8,299	10,906	11,844	13,331	10,856	6,635	9,906
EXPENDITURE.												
For relief of the poor and purposes connected therewith.												
In maintenance	703	542	435	542	550	522	946	703	995	955	986	704
Outrelief	2,358	1,779	1,536	1,511	3,865	2,963	3,486	4,147	2,438	3,128	3,139	2,382
Maintenance of lunatics in asylums or licensed houses	659	1,050	450	529	1,094	759	627	1,190	244	656	1,000	1,003
Workhouse or other loans repaid, and interest thereon	—	—	—	—	—	—	187	—	60	104	—	—
Salaries, remuneration, rations, and superannuation allowances of officers, assistants, and servants	808	856	693	764	995	1,018	1,057	1,106	985	1,324	1,054	1,104
Other expenses of or immediately connected with relief	332	383	250	158	254	183	433	274	397	496	329	250
Total relief to the poor	4,850	4,610	3,372	3,444	6,058	4,747	6,932	7,324	5,119	6,582	6,457	5,597
For purposes unconnected with relief to the poor.												
Payments for or towards the county, borough, or police rate	1,351	1,692	1,374	1,695	1,389	1,751	1,667	2,106	5,334	5,147	1,385	1,822
Contributions by overseers:—												
To highway boards or to rural sanitary authorities in respect of highways	3,145	1,438	1,516	1,745	1,796	1,063	1,701	946	729	617	1,518	899
To burial boards	—	150	—	95	—	30	—	50	—	50	—	152
To rural sanitary authorities	5	—	110	97	75	126	252	390	62	220	130	40
To school boards	580	440	83	39	20	180	390	457	335	900	261	544
For school attendance committee's expenses	—	—	112	68	105	7	91	68	32	15	67	94
Payments on account of the Registration of Births, &c. Act	75	45	44	38	49	—	93	76	65	39	81	74
Vaccination fees and expenses	52	46	50	45	48	—	62	48	60	76	83	70
Expenses allowed in respect of registration and cost of jury lists	30	82	22	66	17	66	30	126	78	186	93	102
School fees for non-pauper children	—	—	—	—	—	—	—	—	4	—	6	—
Other expenses unconnected with relief to the poor	342	—	168	—	147	—	346	—	512	—	367	—
Cost of legal proceedings (parochial and union)	—	—	1	—	—	[illegible]	—	—	—	[illegible]	81	4
Payments under Union Assessment Committee Acts and other assessment expenses	12	40	21	21	16	16	26	24	13	35	14	18
Salaries, poundage, and superannuation allowance of parochial officers, and other expenditure not included under previous headings	—	370	—	229	—	152	—	399	—	704	—	382
Total	£10,503	8,912	6,873	7,632	10,404	8,230	12,488	12,607	13,339	15,042	10,510	9,497
Medical relief	294	300	242	256	425	427	458	443	390	382	427	374
Rateable value	78,441	74,865	75,475	77,614	69,972	72,947	83,758	85,081	56,777	81,513	76,868	75,801
Poor rate in the pound	s. d. 2 1¾	s. d. 1 9¾	s. d. 1 8¾	s. d. 1 8	s. d. 2 8	s. d. 1 9¾	s. d. 2 5¾	s. d. 2 2	s. d. 2 0½	s. d. 2 4½	s. d. 2 4	s. d. 2 1¾

—	Weymouth.		Dorchester.		Cerne.		Sherborne.		Beaminster.		Bridport.	
	1881.	1893.	1881.	1893.	1881.	1893.	1881.	1893.	1881.	1893.	1881.	1893.
	£	£	£	£	£	£	£	£	£	£	£	£
Receipts.												
From poor rates	14,653	14,994	11,044	9,474	4,557	4,042	7,066	6,833	8,512	7,031	8,563	7,155
„ Treasury subventions	747	—	901	—	261	—	488	—	631	—	499	—
„ county and borough councils, out of Exchequer contribution account	—	2,186	—	1,646	—	919	—	1,777	—	1,398	—	1,223
Other receipts	484	508	212	185	73	78	33	64	17	103	94	218
Total	£15,884	17,688	12,157	11,305	4,891	5,039	7,587	8,674	9,160	8,532	9,156	8,596
Expenditure.												
For relief to the poor and purposes connected therewith.												
In maintenance	1,221	1,113	862	802	299	360	765	753	441	467	817	724
Outrelief	4,635	4,128	4,156	2,987	1,855	969	2,693	2,622	3,212	2,032	3,172	2,678
Maintenance of lunatics in asylums or licensed houses	1,090	1,515	780	937	361	464	681	861	884	719	638	819
Workhouse or other loans repaid, and interest thereon	71	293	—	—	—	—	—	—	—	—	—	—
Salaries, remuneration, rations, and superannuation allowances of officers, assistants, and servants	1,352	1,453	1,050	1,097	434	625	936	1,035	970	956	896	831
Other expenses of or immediately connected with relief	499	655	497	115	175	151	405	223	339	234	247	153
Total relief to the poor	8,868	9,157	7,345	5,938	3,124	2,569	5,480	5,494	5,846	4,408	5,770	5,205
For purposes unconnected with relief to the poor.												
Payments for or towards the county, borough, or police rate	4,190	6,178	1,880	2,531	1,088	1,219	1,558	1,837	1,696	1,987	1,422	1,716
Contributions by overseers:—												
To highway boards or to rural sanitary authorities in respect of highways	861	573	1,682	1,078	835	599	979	1,098	2,058	1,656	1,278	678
To burial boards	—	105	—	218	—	32	—	25	—	—	—	50
To rural sanitary authorities	161	330	159	162	66	176	71	99	—	105	48	111
To school boards	210	200	30	60	—	—	20	95	—	—	100	218
For school attendance committee's expenses	307	126	—	—	—	—	90	—	57	—	—	11
Payments on account of the Registration of Births, &c. Act	114	108	72	63	23	20	40	45	64	45	74	47
Vaccination fees and expenses	123	69	37	52	—	42	49	52	53	4	51	36
Expenses allowed in respect of registration and cost of jury lists	143	331	28	179	—	40	19	76	19	95	62	112
School fees for non-pauper children	23	—	—	—	—	—	2	—	12	—	—	—
Other expenses unconnected with relief to the poor	601	3	454	—	76	13	244	15	203	15	374	14
Cost of legal proceedings (parochial and union)	18	54	—	2	3	4	—	5	—	—	—	12
Payments under Union Assessment Committee Acts and other assessment expenses	30	75	20	27	—	—	—		10	16	15	20
Salaries, poundage, and superannuation allowance of parochial officers, and other expenditure not included under previous headings	—	739	—	502	—	130	—	255	—	308	—	551
Total	15,589	18,048	11,707	10,812	5,215	4,844	8,552	9,096	10,018	8,684	9,194	8,781
Medical relief	545	584	507	531	176	195	386	340	419	426	310	298
Rateable value	113,891	150,843	109,988	107,882	56,284	49,967	80,779	86,114	71,211	85,667	79,975	74,413
Poor rate in the pound (calculated)	s. d. 2 6¾	s. d. 1 11¾	s. d. 2 0	s. d. 1 9	s. d. 1 7¼	s. d. 1 7¼	s. d. 1 9	s. d. 1 7	s. d. 2 4¼	s. d. 1 7¾	s. d. 2 1¾	s. d. 1 11

APPENDIX B. 1.

Rateable Value of the Parishes in certain Unions in Dorset.

Rateable Value of the several Parishes in the Beaminster Union in 1881, 1885, and 1893.

Parishes.	1881.	1885.	1893.
	£	£	£
County of Dorset.			
Beaminster	9,211	9,181	11,208
Bettiscombe	768	770	779
Broadwindsor	8,142	8,133	9,566
Burstock	1,264	1,264	1,641
Cheddington	938	935	1,292
Corscombe	5,265	5,269	5,186
East Chelborough	1,037	1,037	1,154
Evershot	1,987	1,987	2,569
Halstock	2,773	2,773	2,873
Hook	1,348	1,351	1,219
Mapperton	1,225	1,225	1,124
Marshwood	2,893	3,049	4,374
Melbury Osmond	1,405	1,405	1,748
Melbury Sampford	1,144	1,144	1,312
Mosterton	1,453	1,453	1,745
Netherbury	10,953	10,977	13,739
North Poorton	739	747	881
Pilsdon	675	675	589
Poorstock	4,824	4,820	6,339
Rampisham	2,385	2,385	2,941
South Perrot	1,996	1,996	2,487
Stoke Abbot or Stoke Abbas (W.)	3,676	3,676	3,818
West Chelborough	605	605	686
Wraxall	1,086	1,086	1,090
County of Somerset.			
Misterton	2,706	2,738	4,606
Seaborough	819	819	926
Total	£71,317	71,500	85,892

Rateable Value of the several Parishes in the Cerne Union in 1881 and 1894.

Parishes.	Lady Day 1881.	Lady Day 1894.
	£	£
Alton Pancras	2,198	1,472
Batcombe	1,166	890
Buckland Newton	8,647	7,731
Cattistock	4,856	4,663
Cerne Abbas	4,345	3,549
Cheselborne	2,365	1,977
Frome St. Quinton	1,617	1,480
Godmanstone	1,479	1,083
Gorewood	38	58
Hermitage	928	926
Hillfield	1,478	1,502
Mappowder	2,837	2,482
Melbury Bubb	2,017	2,420
Melcombe Horsey	2,158	1,444
Minterne Magna	2,663	2,656
Nether Cerne	774	628
Piddletre thide	5,099	3,541
Pulham	3,145	2,927
Sydling St. Nicholas	4,538	3,286
Up-Cerne	1,164	740
Wootton Glanvilles	2,527	2,352
Total	£56,039	47,797

N.B.—The railway passing through this Union was re-valued between 1881 and 1884, and its rateable value largely increased This prevents the total decrease of value being so great as otherwise it would be.

Rateable Value of the several Parishes in the Bridport Union in 1886 and 1894.

Parishes.	1886.	1894.
	£	£
Bridport	12,048	12,467
Abington	6,788	7,065
Askerswell	1,975	1,675
Bothenhampton	3,597	3,760
Bradpole	6,666	7,757
Burton Bradstock	4,943	4,934
Catherston Leweston	327	370
Chidcock	4,519	4,155
Chilcombe	566	500
Litton Cheney	4,259	3,671
Loders	5,603	4,585
Puncknowle	2,313	2,057
Shipton George	1,821	1,728
Stanton St. Gabriel's	826	711
Swyre	1,179	975
Symondsbury	8,376	7,700
Walditch	1,195	1,169
Whitchurch Canonicorum	6,747	5,814
Wootton Fitzpaine	3,172	3,030
Total	£76,920	74,121

Rateable Value of the several Parishes in the Dorchester Union in 1881, 1886, and 1894.

Parishes.	1881.	1886.	1894.
	£	£	£
Athelhampton	634	588	576
Bradford Peverell	2,476	2,446	2,092
Broadmayne	1,447	1,847	1,624
Burlstone	487	451	347
Charminster	5,862	6,121	6,261
Chilfroome	1,327	1,411	1,390
Compton Abbas	1,081	992	971
Compton Valence	1,416	1,232	1,199
Dewlish	2,610	2,474	2,094
*Dorchester All Saints	3,720	4,327	4,211
*Dorchester Saint Peter	5,394	6,376	6,463
*Dorchester Holy Trinity	6,987	6,926	6,510
*Fordington	12,972	16,093	18,149
Frampton	4,220	3,914	3,450
Frome Vauchurch	1,161	978	944
Kingstone Russell	1,145	861	641
Little Bredy	1,605	1,461	1,280
Long Bredy	2,806	2,441	1,986
Maiden Newton	4,854	4,879	4,252
Piddlehinton	2,667	2,985	2,536
Puddletown	8,909	8,225	6,711
Stinsford	3,270	3,242	2,880
Stratton	2,915	2,762	2,569
Tincleton	1,223	1,368	1,320
Toller Fratrum	693	621	622
Toller Porcorum	3,667	3,327	3,540
Tolpuddle	2,511	2,321	1,744
Warmwell	1,440	1,488	1,336
Watercombe	342	353	313
West Kinghton	2,872	2,914	2,423
West Stafford	2,325	2,331	2,038
Wnitcombe	950	902	587
Winterborne Abbas	1,400	1,308	1,025
Winterborne Caine	1,313	1,332	1,381
Winterborne Herringstone	835	849	690
Winterborne Monkton	1,055	1,091	1,084
Winterborne St. Martin	3,357	2,943	2,577
Winterborne Steepleton	1,708	1,486	1,077
Woodsford	1,793	1,984	1,570
Wynford Eagle	2,012	2,030	1,961
Total	£109,461	112,180	104,364

* Urban parishes.

RATEABLE VALUE of the several PARISHES in the POOLE UNION in 1881 and 1893.

Parishes.	1881.	1893.
	£	£
Canford Magna - -	6,106	8,852
Hamworthy - -	2,679	2,741
Kinson - - -	9,672	26,533
Longfleet - - -	6,040	8,857
Lytchett Matravers - -	4,346	3,814
Lytchett Minster - -	4,401	3,889
Parkstone - - -	8,310	21,721
Poole - - -	15,169	18,809
Total - -	£56,423	95,316

RATEABLE VALUE in the several PARISHES in the STURMINSTER UNION in 1881 and 1893.

Parishes.	1881.	1893.
	£	£
Belchalwall - - -	1,838	—
Child Okeford - -	4,343	4,236
Fifehead Magdalen - -	2,551	2,545
Fifehead Neville - -	1,151	1,718
Hammoon - - -	1,761	1,621
Hanford - - -	769	694
Haselbury Bryan - -	4,467	4,518
Hinton St. Mary - -	2,147	2,081
Ibberton - - -	1,572	1,546
Lydlinch - - -	3,928	4,915
Manston - - -	2,802	2,805
Mumhull - - -	9,211	8,908
Okeford Fitzpain - -	4,428	5,623
Shilling Okeford - -	3,287	3,378
Stalbridge - - -	12,227	11,549
Stock Gaylard - -	1,114	—
Stoke Wake - - -	1,358	1,317
Stourton Caundle - -	2,769	2,630
Sturminster Newton - -	10,051	10,039
Woolland - - -	1,358	1,177
Total - - -	£73,159	71,300

RATEABLE VALUE of the several PARISHES in the WEYMOUTH UNION in 1881 and 1893.

Parishes.	1881.	1893.
	£	£
Abbotsbury - - -	5,012	5,500
Bincombe - - -	1,067	1,187
Broadway - - -	2,972	4,491
Buckland Ripen - -	1,560	1,115
Chickerell - - -	2,972	3.848
Fleet - - -	093	760
Langton Herring - -	835	969
Melcombe Regis - -	30,219	43,687
Ormington - - -	2,842	2,603
Owermoigne - - -	2,709	2,963
Portesham - - -	5,407	5,880
Portland - - -	19,008	20,870
Poxwell - - -	927	859
Preston - - -	4,603	4,898
Radipole - - -	9,529	15,634
Upwey - - -	3,625	4,712
Weymouth - - -	7,260	9,845
Wyke Regis - - -	12,056	23,343
Total - - -	£113,506	153,210

RATEABLE VALUE of the several PARISHES in the WIMBORNE UNION in 1881 and 1893.

Parishes.	1881.	1893.
	£	£
Chalbury - - -	1,386	932
Chettle - - - -	1,089	964
Corfe Mullen - -	2,876	3,367
Cranborne - - -	8,602	8,686
Edmondsham - -	1,631	1,362
Farnham - - -	1,536	1,298
Gussage All Saints - -	2,767	1,839
Gussage St. Michael -	2,173	996
Hampreston - - -	4,558	6,376
Hinton Martell - -	1,968	1,869
Hinton Parva - -	488	493
Horton - - -	1,975	2,053
Long Crichell - -	1,388	990
Moore Crichell - - -	1,994	9,156
Pentridge - - -	1,260	720
Shapwick - - -	3,750	2,604
Sixpenny Handley - -	6,026	5,192
Sturminster Marshall -	5,201	5,391
West Parley - -	1,908	1,951
Wimborne Minster - -	22,451	30,730
Wimborne St. Giles - -	3,512	3,819
Witchampton - -	2,279	2,627
Woodlands - - -	2,116	1,875
Woodyates West - -	553	306
Woodyates East - -	167	121
Total - - -	£83,654	88,717

APPENDIX B. 2 (*a*).

STATEMENTS showing the ACREAGE, GROSS RENT, ALLOWANCES, and NET RENT of FARMS on three ESTATES in DORSET for a series of YEARS. (*See* Paragraph 24.)

ESTATE A. in the NORTH-EAST part of the COUNTY.

TABULATED STATEMENT showing Rents of various Holdings, for the purpose of showing the decline in Rents. The Allowances are the exact Cash Abatements, except where otherwise stated there are heavy Chase Rents as may be seen on referring to the Abstract of Accounts sent herewith.

—	M. FARM.				N. FARM.				MINOR HOLDINGS.			
	Acreage.	Gross Rent.	Allowances.	Net Rent.	Acreage.	Gross Rent.	Allowances.	Net Rent.	Acreage.	Gross Rent.	Allowances.	Net Rent.
	A. R. P.	£ s. d.	£ s. d.	£ s. d.	A. R. P.	£ s. d.	£ s. d.	£ s. d.	A. R. P.	£ s. d.	£ s. d.	£ s. d.
Year to Michaelmas 1860 - -	855 0 0	475 0 0	145 0 0*	330 0 0	590 0 0	150 0 0	—	150 0 0	—	—	—	—
" 1861 - -	—	491 0 0	116 0 0	375 0 0	—	200 0 0	—	200 0 0	—	—	—	—
" 1862 - -	—	485 0 0	87 0 0	398 0 0	—	300 0 0	—	300 0 0	8 0 0	—	—	9 5 0
" 1863 - -	—	485 0 0	25 0 0	460 0 0	—	350 0 0	—	350 0 0	—	—	—	9 5 0
" 1864 - -	840 0 0	504 0 0	—	594 0 0	—	395 0 0	—	395 0 0	—	—	—	16 5 0
" 1865 - -	—	492 0 0	—	492 0 0	—	395 0 0	—	395 0 0	—	—	—	16 5 0
" 1866 - -	—	492 0 0	—	492 0 0	—	395 0 0	—	395 0 0	22 0 0	—	—	23 10 0
" 1867 - -	—	492 0 0	—	492 0 0	—	395 0 0	—	395 0 0	—	—	—	23 10 0
" 1868 - -	—	492 0 0	—	492 0 0	—	395 0 0	—	395 0 0	—	—	—	23 10 0
" 1869 - -	—	492 0 0	—	492 0 0	—	395 0 0	—	395 0 0	—	—	—	23 10 0
									G. H. HOLDING.			
1876 to 1877 - - - -	770 0 0	477 5 0	—	477 5 0	541 0 0	372 0 0	—	372 0 0	24 0 0	45 0 0	—	45 0 0
1878 - - - -	—	477 5 0	—	477 5 0	—	350 0 0	—	350 0 0	—	45 0 0	—	45 0 0
1879 - - - - -	—	477 5 0	94 0 0	383 5 0	—	350 0 0	70 0 0	280 0 0	—	45 0 0	—	45 0 0
1881 - - - - -	—	400 0 0	—	400 0 0	—	350 0 0	50 0 0	300 0 0	—	45 0 0	9 0 0	36 0 0
1882 - - - - -	—	400 0 0	50 0 0	350 0 0	—	350 0 0	50 0 0	300 0 0	—	45 0 0	9 0 0	36 0 0
1883 - - - - -	—	400 0 0	—	400 0 0	—	350 0 0	70 0 0	280 0 0	—	45 0 0	45 0 0	—
1884 - - - - -	—	400 0 0	100 0 0	300 0 0	—	150 0 0 110 0 0	—† —	150 0 0 110 0 0	—	—	—	—
1885 - - - - -	—	400 0 0	100 0 0	300 0 0	—	150 0 0 110 0 0	37 0 0 16 0 0	113 0 0 94 0 0	—	—	—	—
1886 - - - - -	—	400 0 0	100 0 0	300 0 0	—	150 0 0 110 0 0	— —	150 0 0 110 0 0	—	—	—	—
1887 - - - - -	—	400 0 0	100 0 0	300 0 0	—	150 0 0 110 0 0	60 0 0 20 0 0	90 0 0 90 0 0	—	—	—	—
1888 - - - - -	—	400 0 0	100 0 0	300 0 0	—	150 0 0 110 0 0	50 0 0 20 0 0	100 0 0 90 0 0	—	—	—	—
1889 - - - - -	—	400 0 0	100 0 0	300 0 0	—	150 0 0 110 0 0	20 0 0 20 0 0	130 0 0 90 0 0	—	—	—	—
1890 - - - - -	—	400 0 0	100 0 0	300 0 0	—	150 0 0 110 0 0	20 0 0 20 0 0	130 0 0 90 0 0	—	—	—	—
1891 - - - - -	—	400 0 0	100 0 0	300 0 0	—	150 0 0 110 0 0	20 0 0	150 0 0 90 0 0	—	—	—	—
					PART OF N. FARM.				PART OF N. FARM.			
Years 1892 and 1893 - -	725 0 0	300 0 0	Tithes 121 0 0 Chase Rent‡ 49 0 0 170 0 0	130 0 0	310 0 0	160 0 0	Tithes 45 0 0 Chase Rent 35 0 0 80 0 0	80 0 0	152 0 0	80 0 0	— Chase Rent 1 0 0	79 0 0

—	Lands in Hand (Woods).				—				—			
	Acreage.	Gross Income.	Expenses.	Net Income.	Acreage	Gross Rent.	Allowances.	Net Rent.	Acreage.	Gross Rent.	Allowances.	Net Rent.
	A. R. P.	£ s. d.	£ s. d.	£ s. d.	A. R. P.	£ s. d.	£ s. d.	£ s. d.	A. R. P	£ s. d.	£ s. d.	£ s. d.
Year to Michaelmas 1860	140 0 0	17 12 6	—	17 12 6	—	—	—	—	—	—	—	—
" 1861	—	15 0 6	—	15 0 6	—	—	—	—	—	—	—	—
" 1862	—	—	—	—	—	—	—	—	—	—	—	—
" 1863	—	13 13 2	—	13 13 2	—	—	—	—	—	—	—	—
" 1864	—	151 1 5	—	151 1 5	—	—	—	—	—	—	—	—
" 1865	—	68 0 10	—	68 0 10	—	—	—	—	—	—	—	—
" 1866	—	62 19 3	—	62 19 3	—	—	—	—	—	—	—	—
" 1867	—	5 0 5	—	5 0 5	—	—	—	—	—	—	—	—
" 1868	—	15 5 10	—	15 5 10	—	—	—	—	—	—	—	—
" 1869	—	9 17 4	—	9 17 4	—	—	—	—	—	—	—	—
	T. H. Holding.				Minor Holdings.				S. Farm.			
			Allowances.	Net Rent.								
1876 to 1877	21 0 0	20 0 0	—	20 0 0	—	—	—	—	—	—	—	—
1878	—	20 0 0	4 0 0	16 0 0	—	—	—	—	—	—	—	—
1879	—	20 0 0	4 10 0	15 10 0	—	—	—	—	188 0 0	200 0 0	40 0 0	160 0 0
1881	—	20 0 0	—	20 0 0	—	—	—	29 0 0	—	200 0 0	100 0 0	100 0 0
1882	—	20 0 0	—	20 0 0	—	—	—	29 0 0	—	200 0 4	30 0 0	170 0 0
1883	—	20 0 0	—	20 0 0	—	—	—	29 0 0	—	200 0 0	30 0 0	170 0 0
1884	40 0 0	26 10 0 12 0 0	5 0 0	38 10 0	—	—	—	56 0 0	—	155 0 0	30 0 0	125 0 0
1885	—	26 10 0 12 0 0	5 0 0	38 10 0	—	—	—	56 0 0	—	155 0 0	—	155 0 0
1886	—	26 10 0 12 0 0	5 0 0	38 10 0	—	—	—	54 0 0	—	155 0 0	38 15 0	116 5 0
1887	—	26 10 0 12 0 0	5 0 0	38 10 0	—	—	—	58 0 0	—	155 0 0	30 0 0	125 0 0
1888	—	26 10 0 12 0 0	5 0 0	38 10 0	—	—	—	58 0 0	—	155 0 0	30 0 0	125 0 0
1889	—	21 10 0 12 0 0	—	38 10 0	—	—	—	58 0 0	—	117 0 0	—	117 0 0
1890	—	21 10 0 12 0 0	—	38 40 0	—	—	—	58 0 0	—	117 0 0	—	117 0 0
1891	—	21 10 0 12 0 0	—	38 10 0	—	—	—	—	—	117 0 0	—	117 0 0
Years 1892 and 1893	92 0 0	53 0 0	Tithe 4 0 0 Chase Rent 1 0 0	48 0 0	45 0 0	—	—	45 0 0	188 0 0	117 0 0	— Chase Rent 7 0 0	110 0 0

ESTATE B. in NORTH-EAST of COUNTY, in the neighbourhood of CRANBORNE.

SCHEDULE of RENTALS of various FARMS from 1881 to 1893.

The Amounts stated are the Gross Rent from which Temporary Allowances have been made from time to time.

Year.	Farm I.		Farm II.		Farm III.		Farm IV.		Farm V.	
	Extent.	Rent.	Extent.	Rent.	Extent	Rent.	Extent.	Rent.	Extent.	Rent.
	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£
1881 - - - -	400	770	—	—	121	90	630	400	187	250
1885 - - -	400	450	382	250	121	90	630	350	187	250
1890 - - - -	400	450	382	100	121	80	630	255	187	150
1893 - - - -	In one. 782 acres; rent, 450*l.*				121	80	630	255	187	150

Allowances from last year's rents (1893) as under:—

	£
Farm I. - - - -	85
Farm V. - - - -	24
Farm III. - - - -	15

ESTATE C. in the ISLE OF PURBECK.

SCHEDULE showing RENTS on HOLDINGS from 1873 to 1893.

Date.	Farm I.		Farm II.		Farm III.		Farm IV.	
	Acreage.	Rent.	Acreage.	Rent.	Acreage.	Rent.	Acreage.	Rent.
		£		£		£		£
1873 - - - - -	170	110	50	50	120	105	63	60
1880 - - - - -	170	110	50	50	120	105	63	60
1893 - - - - -	170	110	50	50	120	105	63	60

During bad seasons allowances have been made to the tenants, but the rents have not been permanently reduced.

APPENDIX B. 2 (*b*).

SUMMARY of RECEIPTS and OUTGOINGS on an ESTATE in NORTH-EAST part of DORSETSHIRE for each successive Year from 1860 to 1869 and 1876 to 1893. (*See* par. 26.)

ACREAGE OF ESTATE.

	A.	R.	P.
Farms and holdings - -	1,519	0	0
Lands in hand - - -	701	0	0
Acres - - -	2,220	0	0

RECEIPTS.

1860.	£	s.	d.	£	s.	d.
Farm rents - -	650	5	0			
Cottage rents - -	18	10	0			
Allotments - - -	2	17	8			
Timber - - -	17	12	6			
				689	5	2
Balance deficit - - - -				1,949	10	0
				£2,638	15	2

EXPENDITURE.

	£	s.	d.	£	s.	d.
Chase rent - - -	102	10	0			
Repairs and new buildings	2,419	0	9			
Tithes, poor rates, and church rate on lands in hand - - -	17	12	0			
Income tax - - -	24	19	5			
Subscription to school -	24	13	0			
Salary for management -	50	0	0			
				2,638	15	2
				£2,638	15	2

Receipts.	£ s. d.	£ s. d.	Expenditure.	£ s. d.	£ s. d.
1861.					
Farm rents	684 10 0		Allowance to tenants*	116 0 0	
Cottage rents	20 7 6		Chase rent	102 0 0	
Allotments, &c.	2 7 8		Repairs to buildings	469 14 10	
Timber	15 0 6		Tithes on lands in hand, church and poor rates, taxes, &c.	39 9 1	
		722 5 8	School salaries (master), &c.	27 15 6	
Deficit		57 13 9	Salary for management	25 0 0	
					779 19 5
		£779 19 5			£779 19 5
1862.					
Farm rents	791 0 0		Allowance to tenants*	87 0 0	
Cottage rents	18 10 0		Chase rent	102 0 0	
Allotments, &c.	3 18 8		Repairs to buildings, &c.	308 4 3	
Timber	—		Tithes on lands in hand, church and poor rates, taxes, &c.	39 6 11	
		813 8 8	School expenses	26 7 9	
			Estate management	20 0 0	
					582 18 11
			Balance		230 9 9
		£813 8 8			£813 8 8
1863.					
Farm rents	841 0 0		Allowance to tenants*	29 0 0	
Cottage rents, &c.	19 15 0		Chase rent	102 13 6	
Allotments, &c.	3 5 8		Repairs to buildings, &c.	171 13 2	
Timber	13 13 2		Tithes, church and poor rates, taxes, &c.	39 1 1	
		877 13 10	School expenses	24 10 6	
			Estate management	20 0 0	
					386 18 3
			Balance		490 15 7
		£877 13 10			£877 13 10
1864.					
Farm rents	917 5 0		Allowance to tenants	—	
Cottage (four new cottages purchased)	28 0 0		Chase rents	102 0 0	
Allotment	2 9 6		Repairs to buildings	365 7 11	
Timber	151 1 5		Tithes on lands in hand, rates, taxes, &c., insurance	51 17 10	
		1,098 15 11	School management	27 12 11	
			Estate management	20 0 0	
					566 18 8
			Balance in hand		531 17 3
		£1,098 15 11			£1,098 15 11
1865.					
Farm rents	895 16 0		Allowances	—	
Cottages	27 11 0		Chase rents	102 0 0	
Allotments	1 19 6		Repairs to buildings, &c.	768 3 10	
Timber	68 0 10		Tithe, taxes, rates, insurance	20 13 3	
		993 7 4	School expenses	24 8 0	
			Estate management	25 0 0	
					940 5 1
			Balance		53 2 3
		£993 7 4			£993 7 4
1866.					
Farm rents	911 5 0		Allowances	—	
Cottages	29 12 0		Chase rents	102 0 0	
Allotments	1 19 6		Repairs to buildings, &c.	604 7 1	
Timber	62 19 3		Taxes, rates, tithes, insurance	47 12 6	
		1,005 15 9	School expenses	24 13 0	
			Estate management	20 0 0	
					798 12 7
			Balance		207 3 2
		£1,005 15 9			£1,005 15 9

* The above allowances are for grubbing up land.

Receipts.	£ s. d.	£ s. d.	Expenditure.	£ s. d	£ s. d.
1867.					
Farm rents - - -	878 5 0		Allowances - - - -	—	
Cottages - - -	38 2 0		Chase rents - - -	102 0 0	
Allotments - - -	1 19 6		Repairs to buildings, &c. -	221 17 9	
Timber - - -	5 0 5		Taxes, rates, tithes, insurance - - - -	60 11 6	
		923 6 11	School expenses - -	24 8 0	
			Estate management -	20 0 0	
					428 17 3
			Balance - - - - - -		494 9 8
		£923 6 11			£923 6 11
1868.					
Farm rents - - -	900 5 0		Allowances - - - -	—	
Cottages - - -	35 4 0		Chase rents - - -	102 0 0	
Allotments - - -	1 6 6		Repairs to buildings, &c. -	393 1 4	
Timber - - -	15 5 10		Taxes, rates, tithes, and insurance - - -	64 9 6	
		952 1 4	School expenses - -	41 5 0	
			Estate management -	20 0 0	
					620 15 10
			Balance in hand - - - - -		331 5 6
		£952 1 4			£952 1 4
1869.					
Farm rents - - -	913 7 0		Allowance - - - -	—	
Cottage rents - -	32 11 0		Chase rent - - - -	102 0 0	
Allotments - - -	1 19 6		Repairs to buildings, &c. -	820 11 1	
Timber - - -	9 17 4		Tithes, taxes, rate, and insurances - - -	68 1 2	
		957 14 10	School expenses - -	42 6 6	
Deficit - - -	- - -	95 3 11	Estate management -	20 0 0	
					1,052 18 9
		£1,052 18 9			£1,052 18 9

No account to hand from 1869 to 1876.

	£ s. d.	£ s. d.		£ s. d.	£ s. d.
1876.					
Farm rents - - -	938 5 0		Allowances - - - -	—	
Cottage rents - -	53 18 0		Chase rent - - -	102 0 0	
Allotments - - -	—		Repairs to buildings, &c. -	165 6 5	
Timber - - -	48 5 0		Rates, tithes, taxes, and insurances - - -	68 4 1	
		1,040 8 0	School expenses - -	28 10 0	
			Estate management -	60 0 0	
					424 0 6
			Balance - - - - - -		616 7 6
		£1,040 8 0			£1,040 8 0
1877.					
Farm rents - - -	917 15 0		Allowances - - - -	72 0 0	
Cottages rent - -	51 3 0		Chase rents - - -	102 0 0	
Allotments - - -	—		Repairs to buildings, &c. -	288 7 2	
Timber - - -	90 3 8		Rates, tithes, taxes, and insurance - - -	42 8 7	
		1,059 1 8	School expenses - -	28 10 0	
			Additions to school - -	82 2 0	
			Estate management -	60 0 0	
			Woods management and expenses - - -	64 1 9	
					739 9 6
			Balance - - - - - -		319 12 2
		£1,059 1 8			£1,059 1 8
1878.					
Farm rents - - -	918 15 0		Allowances - - - -	—	
Cottage rents - -	—		Chase rents - - -	112 0 0	
Allotments - - -	—		Repairs to buildings and school - - -	200 18 5	
Timber - - -	164 12 5		Rates, tithes, taxes, and insurance - - -	64 4 7	
		1,083 7 5	School expenses - -	28 10 0	
			Management of woods -	74 12 11	
			Estate management -	70 4 7	
					550 10 6
			Balance - - - - - -		532 16 11
		£1,083 7 5			£1,083 7 5

1879.—The estate was increased just about this period by the purchase of a farm and several holdings, the acreage of the wood also increased.

Receipts.	£ s. d.	£ s. d.	Expenditure.	£ s. d.	£ s. d.
Farm rents	1,120 5 0		Allowances	200 18 6	
Cottages	71 0 0		Chase rents	118 3 2	
Allotments	—		Repairs to buildings	337 11 9	
Woods	200 17 1		Taxes, tithes, rates, and insurance	127 7 6	
		1,392 2 1	School expenses	28 10 0	
			Woods expenses	108 8 11	
			Estate management	84 0 0	
					1,004 19 10
			Balance		387 2 3
		£1,392 2 1			£1,392 2 1

1880.	£ s. d.	£ s. d.		£ s. d.	£ s. d.
Farm rents	1,197 6 0		Allowances	322 5 0	
Cottages	99 18 0		Chase rents	118 3 10	
Allotments	—		Repairs to buildings	146 2 4	
Woods	207 0 0		Taxes, tithes, rates, and insurances	161 19 3	
		1,504 4 0	School expenses	28 10 0	
			Woods expenses	174 0 0	
			Estate management	84 0 0	
					1,035 0 5
			Balance		469 3 7
		£1,504 4 0			£1504 4 0

1881.	£ s. d.	£ s. d.		£ s. d.	£ s. d.
Farm rents	1,065 10 0		Allowances	78 0 0	
Cottages	70 0 0		Chase rents	118 3 10	
Allotments	—		Repairs to buildings	184 7 5	
Woods	85 13 6		Taxes, tithes, rates, and insurance	146 19 9	
		1,221 3 6	School expenses	28 10 0	
			Woods expenses	146 17 9	
			Estate management	84 0 0	
					786 18 9
			Balance		434 4 9
		£1,221 3 6			£1,221 3 6

1882.	£ s. d.	£ s. d.		£ s. d.	£ s. d.
Farm rents	1,058 5 0		Allowances	60 0 0	
Cottages	77 6 0		Chase rents	118 4 6	
Allotments	—		Repairs to buildings	110 0 0	
Woods	50 18 3		Taxes, tithes, rates, and insurance	144 13 10	
		1,186 9 3	School expenses	31 10 0	
			Woods expenses	108 9 3	
			Estate management	84 0 0	
					656 17 7
			Balance		529 11 8
		£1,186 9 3			£1,186 9 3

1883.	£ s. d.	£ s. d.		£ s. d.	£ s. d
Farm rents	1,064 5 0		Allowances	274 0 0	
Cottages	72 4 0		Chase rents	118 4 4	
Allotments	—		Repairs to buildings	111 8 9	
Woods	83 13 1		Taxes, tithes, rates, and insurance	158 15 0	
		1,220 2 1	School expenses	30 10 8	
			Wood's expenses	148 0 0	
			Estate management	104 10 0	
					945 8 9
			Balance		274 13 4
		£1,220 2 1			£1,220 2 1

1884.	£ s. d.	£ s. d.		£ s. d.	£ s. d.
Farm rents	905 5 0		Allowances	56 5 0	
Cottages	72 12 0		Chase rents	118 3 8	
Allotments	—		Repairs to buildings	293 17 6	
Woods	131 11 6		Taxes, tithes, rates, and insurance	164 10 1	
		1,109 8 6	School expenses	28 10 1	
			Wood's expenses	115 13 0	
			Estate management	84 0 0	
					860 19 3
			Balance		248 9 3
		£1,109 8 6			£1,109 8 6

1885.	Receipts. £ s. d.	£ s. d.	Expenditure. £ s. d.	£ s. d.
Farm rents	923 5 0		Allowances	250 10 0
Cottages	75 0 0		Chase rents	118 1 9
Allotments	—		Repairs to buildings	304 0 4
Woods	209 15 10	1,208 0 10	Taxes, tithes, rates, and insurance	156 12 6
			School expenses	28 15 6
			Woods expenses	99 4 5
			Estate management	84 0 0
				1,041 4 6
			Balance	166 16 4
		£1,208 0 10		£1,208 0 10

1886.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Farm rents	909 0 0		Allowances	137 13 0
Cottages	75 0 0		Chase rents	118 0 5
Allotments	—		Repairs to buildings	137 12 7
Woods	75 11 4	1,059 11 4	Taxes, tithes, rates, and insurance	147 4 7
			School expenses	28 10 0
			Woods expenses	84 12 4
			Estate management	84 0 0
				737 12 11
			Balance	321 18 5
		£1,059 11 4		£1,059 11 4

1887.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Farm rents	912 15 0		Allowances	218 2 0
Cottage rents	79 8 0		Chase rents	118 1 0
Allotment rents	2 8 0		Repairs to buildings	152 2 4
Woods	93 19 10	1,088 10 10	Taxes, tithes, rates on land in hand, insurance	161 17 1
			School expenses	28 10 0
			Woods expenses	83 12 9
			Estate management	84 0 0
				846 5 2
			Balance	242 5 8
		£1,088 10 10		£1,088 10 10

1888.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Farm rents	913 0 0		Allowances	211 10 0
Cottage rents	80 16 0		Chase rents	118 1 7
Allotment rents	2 8 0		Repairs to buildings	210 0 0
Woods	93 4 8	1,089 8 8	Taxes, tithes, rates on lands in hand, and insurance	151 10 5
			School expenses	53 8 7
			Woods expenses	56 14 11
			Estate management	84 0 0
				885 5 6
			Balance	204 3 2
		£1,089 8 8		£1,089 8 8

1889.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Farm rents	864 0 0		Allowances	142 10 0
Cottage rents	83 16 0		Chase rents	118 3 1
Allotment rents	2 14 0		Repairs to buildings	243 15 0
Woods	99 8 3	1,049 18 3	Taxes, tithes, rates on land in hand, and insurance	131 19 0
			School expenses	50 0 10
			Woods expenses	60 18 4
			Estate management	84 0 0
				831 6 3
			Balance	218 12 0
		£1,049 18 3		£1,049 18 3

1890.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Farm rents	874 5 0		Allowances	157 14 0
Cottage rents	82 2 0		Chase rents	118 3 1
Allotment rents	3 1 0		Repairs to buildings	203 2 4
Woods	78 6 11	1,037 14 11	Taxes, tithes, rates, &c. on lands in hand, and insurance	105 17 9
			School expenses	37 6 11
			Woods expenses	59 11 8
			Estate management	84 0 0
				765 15 9
			Balance	271 19 2
		£1,037 14 11		£1,037 14 11

1891. Receipts.	£ s. d.	£ s. d.	Expenditure.	£ s. d.	£ s. d.
Farm rents and tithes	1,104 17 4		Allowances	122 0 0	
Cottage rents	77 6 0		Chase rents	118 3 1	
Allotment rent	4 11 6		Repair to buildings	340 15 7	
Woods	166 3 2		Rates, tithes, taxes, and insurance	353 8 3	
		1,352 18 0	School expenses	40 0 2	
			Woods expenses	87 4 2	
			Estate management	111 2 6	
					1,172 13 9
			Balance		180 4 3
		£1,352 18 0			£1,352 18 0

1892.	£ s. d.	£ s. d.		£ s. d.	£ s. d.
Farm rents and tithes	819 0 4		Allowances	14 10 0	
Cottage rents	75 7 4		Chase rents	118 0 0	
Allotment rents	4 16 9		Repairs, &c.	412 8 1	
Woods	135 15 3		Rates, tithes, taxes, and insurance	386 7 8	
		1,034 19 8	School expenses	35 4 11	
Deficit	- - -	101 3 3	Woods expenses	83 8 3	
			Estate management	86 4 0	
					1,136 2 11
		£1,136 2 11			£1,136 2 11

1893.	£ s. d.	£ s. d.		£ s. d.	£ s. d.
Farm rents and tithes	840 9 10		Allowances	156 17 0	
Cottage rents	77 12 0		Chase rents	118 0 0	
Allotment rents	4 4 0		Repairs	113 5 0	
Woods	11 15 7	1,034 1 5	Rates, taxes, tithes, and insurance	371 5 5	
			School expenses	50 10 8	
			Woods expenses	65 6 8	
			Estate management	74 0 0	
					949 4 9
			Balance	- - -	84 16 8
		£1,034 1 5			£1,034 1 5

APPENDIX B. 3.

Receipts and Expenditure on Five Farms for the Year 1893. (*See* par. 30.)

Farm of 420 Acres (165 arable) in the Sherborne District.
Year ending December 31st, 1893.

Receipts.	£ s. d.	Expenditure.	£ s. d.
By sale of corn	172 4 0	To rent, rates and taxes	735 4 0
,, live stock	944 15 6	Labour	581 7 0½
,, wool		Live stock bought	573 5 0
,, cheese		Feeding stuffs bought	614 12 8
,, milk	955 6 3	Manures	
,, other produce	172 16 9½	Seed, and seed corn	32 4 1
*Loss	2 12 4	Insurance	—
		Sundries, including blacksmith, carpenter, seed, corn, &c.	111 2 1
	£2,247 14 10½		£2,647 14 10½

Receipts and Expenditure on a Farm of 686 Acres (420 arable) in the Shaftesbury District.
Year ending October 1893.

Receipts.	£ s. d.	Expenditure.	£ s. d.
By sale of corn	490 15 2	To valuation from preceding year	2,675 0 0
,, live stock	542 0 0	Rent, rates and taxes	318 0 0
,, wool	89 10 7	Labour	479 14 6
,, butter	7 0 0	Live stock bought	78 13 6
,, milk	10 0 0	Feeding stuffs bought	100 0 0
,, other produce	70 0 0	Manures	137 0 0
Valuation at end of year	2,400 0 0	Insurance	6 0 0
Loss	276 18 3	Sundries, including blacksmith, carpenter, seed, corn, &c.	91 16 0
	£3,886 4 0		£3,886 4 0

* The valuation at end of year, stock having so depreciated in value, I have left out, but would say I have my usual numbers of all the farm animals.

FARM of 202 Acres (160 arable) in the BLANDFORD DISTRICT.

Year ending September 29th, 1893.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
By sale of corn	392	16	10	To valuation from preceding year	1,707	0	0
,, live stock	489	11	1	Rent, rates, and taxes	290	16	0
,, wool	61	3	8	Labour	365	17	2
,, other produce	87	0	0	Live stock bought	76	19	0
,, hay, &c.	37	10	0	Feeding stuffs bought	156	15	0
,, poultry	39	3	0	Manures	40	0	0
Valuation at end of year	1,544	0	0	Insurance	2	10	0
Loss	73	6	4	Sundries, including blacksmith, carpenter, seed, corn, &c.	84	13	9
	£2,724	10	11		£2,724	10	11

FARM of 1,122 Acres (335 arable and 342 down) in DORCHESTER DISTRICT.

Year ending December 31st, 1893.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
By sale of corn	254	13	0	To rent, rates, and taxes	1,188	7	6
,, sheep	775	1	0	Labour	575	14	0
,, wool	215	4	8	Live stock bought	237	13	6
,, butter, dairy, and cows	1,247	12	6	Feeding stuffs bought	394	5	6
Loss	264	7	1	Manures	85	0	0
				Insurance	8	10	0
				Sundries, including blacksmith, carpenter, seed, corn, &c.	267	7	9
	£2,756	18	3		£2,756	18	3

FARM of 840 Acres (297 arable) in DOCHESTER DISTRICT.

Account of the Year ending October 1893.

RECEIPTS.	£	s.	d.	EXPENDITURE.	£	s.	d.
By sale of corn	641	12	3	To rent, rates, and taxes	889	0	8
,, live stock } ,, wool }	1,566	9	11	Labour	678	9	11
,, dairy	527	10	0	Live stock bought	88	3	0
sundries other produce	281	7	3	Feeding stuffs bought	794	4	1
Loss	41	17	9	Manures	65	1	0
				Insurance	7	0	0
				Sundries, including blacksmith, carpenter, seed, corn, &c.	536	18	6
	£3,058	17	2		£3,058	17	2

It would be unwise to value stock, as the fluctuations in value would show a fictitious gain or loss. I value the surplus, or decrease, from year to year, the year's loss I have entered at 300*l.*, which included hay and corn.

APPENDIX B. 4.

ACCOUNTS for THREE YEARS of a FARM of 284 Acres (200 arable) in the DORCHESTER DISTRICT (90 Acres laid down to grass, 1889–93). (*See* par. 31.)

Michaelmas Entry.

Capital Account, 1889–90.

Dr.	£	s.	d.	Cr.	£	s.	d.
Consols	1,905	8	9	Incoming valuation	223	14	8
Cash	541	16	7	Corn	109	6	0
Rent	253	0	0	Dead stock	258	17	8
				Horses	169	3	6
				Sheep	1,086	10	0
				Heifers	30	0	0
				Working expenses	724	11	0
				Cash in hand	98	2	6
	£2,700	5	4		£2,700	5	4

Cash Account 1889–90.

Receipts.	£	s.	d.	Expenditure.	£	s.	d.
Valuation damages	53	0	0	Cost of valuation	6	6	0
Sheep and wool sold	681	7	9	Making and rooting fences	41	13	7½
Cattle sold	262	7	1	Sheep bought	469	4	0
Wheat ,,	28	14	3	Cattle ,,	227	12	6
Barley ,,	57	10	0	Bailiff	60	0	0
Oats ,,	1	10	0	Labour	362	6	10½
Sundries	3	13	8	Seed	161	4	5
Loss	933	1	9	Artificial manure	90	17	4
				Cake and feeding stuff	80	15	6
				Tradesmen	107	5	2½
				Thrashing	28	13	0
				Coal	14	11	10
				Rates and taxes	15	18	6
				Insurance and sundries	7	0	10½
				Harvest supper	4	8	2
				Tithes	47	6	8
				Rent	200	0	0
				Interest on capital	96	0	0
	£2,021	4	6		£2,021	4	6

Capital Account, 1890–91.

Dr.	£	s.	d.	Cr.	£	s.	d.
Brought forward	2,700	5	4	Implements purchased	6	8	0
Cash put in during year	432	7	0	Balance	3,126	4	4
	£3,132	12	4		£3,132	12	4

Cash Account, 1890–91.

Receipts.	£	s.	d.	Expenditure.	£	s.	d.
Sheep and wool sold	520	5	3	Sheep bought (hurdles, &c.)	139	18	1
Cattle sold	222	18	10	Cattle ,,	206	12	7
Keep of horse	44	0	0	Labour	351	8	6
Wheat sold	76	5	6	Bailiff	60	0	0
Barley ,,	116	15	0	Seed	104	3	9
Oats ,,	3	15	0	Artificial manure	71	15	6
Rabbits ,,	11	3	1	Tradesmen's bills	98	15	3
Sundries	7	14	0	Repairs	32	9	10
Loss	394	5	7	Threshing and chaff cutting	22	8	6
				Coal	9	18	8
				Rates and taxes	14	13	3
				Insurance and sundries	10	3	7
				Tithes	45	16	6
				Rent	100	0	0
				Interest on capital	130	0	0
	£1,398	4	0		£1,398	4	0

Capital Account, 1891–92.

Dr.	£	s.	d.	Cr.	£	s.	d.
Brought forward	3,132	12	4	Carried forward			
Cash put in during year	267	0	0				
	£2,399	12	4		£2,399	12	4

Cash Account, 1891–92.

Receipts.	£	s.	d.	Expenditure.	£	s.	d.
Sheep and wool sold	214	6	0	Rams, hurdles, cribs, and purchased food for sheep	63	1	0
Cattle sold	77	8	6	Cattle bought	77	0	0
Keep of horse	44	0	0	Labour	316	14	8
Rabbits sold	1	17	8	Bailiff	60	0	0
Share of mending lane	17	7	0	Seed	78	0	10
Coal for village club	0	10	0	Manure	80	17	10
Wheat sold	33	0	0	Threshing	27	8	0
Oats ,,	18	17	0	Coal	9	16	3
Straw ,,	1	2	6	Tradesmen	83	8	5
Loss	799	12	11	Harvest supper	4	6	11
				Cart horse bought	53	0	0
				Fire insurance and sundries	5	7	11
				Repairs	3	3	9
				Rates and taxes	14	11	6
				Tithe	45	4	6
				Rent	150	0	0
				Interest on capital	136	0	0
	£1,208	1	7		£1,208	1	7

APPENDIX B. 5.

Accounts for Four Years of a Farm of 1,080 Acres in the Dorchester District. (*See* par. 32.)

Balance Sheet, 6th April 1891.

Dr.	£	s.	d.	Cr.	£	s.	d.
To valuation of live stock, April 1890	3,993	16	0	By live stock sold	2,749	0	11
,, dead ,,	880	14	9	Corn and seeds	766	10	0
,, rents	179	2	2	Poultry, butter, and eggs	57	16	1
Rates, taxes, and insurance	113	1	0	Sundries	4	9	0
Tradesmen's bills	226	19	0	Wool	215	18	0
Sundry expenses	27	5	3	Rabbits	115	19	7
Wages and labour	1,153	18	10	Labour repaid	9	8	4
Corn and seeds bought	232	0	2	Valuation of live stock	3,802	4	6
Cake	264	10	5	,, dead ,,	847	6	6
Manures	165	17	6				
Coals	31	9	6				
Threshings and grindings	57	7	4				
Live stock bought	1,170	17	6				
Poultry raising	9	17	4				
	8,506	16	9				
Profit	61	16	2				
	£8,568	12	11		£8,568	12	11

Balance Sheet, 6th April 1892.

	£	s.	d.		£	s.	d.
To valuation of live stock, April 1891	3,802	4	6	By live stock sold	2,351	3	4
,, dead ,,	847	6	6	Corn and seeds sold	769	8	10
Rent and tithe	265	2	11	Poultry, butter, and eggs	71	12	0
Wages and labour	1,109	8	5	Rabbits	99	15	8
Tradesmen's bills	217	12	2	Wool	186	15	0
Rates, taxes, and insurance	62	16	1	Labour repaid	6	0	0
Threshings and grindings	54	6	11	Sundries	5	17	0
Sundry expenses	26	13	4	Valuation of dead stock	858	18	10
Corn and seeds bought	151	17	7	,, live ,,	3,714	10	0
Manures	188	2	8		8,064	0	8
Cake	347	9	7				
Coals	28	7	8	Loss	52	0	8
Hay	30	0	0				
Ash timber for implements	10	10	0				
Poultry raising	9	7	4				
Live stock bought	964	15	8				
	£8,116	1	4		£8,116	1	4

Balance Sheet, 6th April 1893.

	£	s.	d.		£	s.	d.	£	s.	d.
To valuation of live stock, April 1892	3,714	10	0	By live stock sold:—						
,, dead ,,	858	18	10	Sheep	1,081	12	8			
Wages and labour	1,137	4	11	Cattle	963	19	6			
Rent and tithe	247	11	7	Pigs	90	18	9			
Tradesmen's bills	165	18	9					2,136	10	11
Rates, taxes, and insurance	58	12	8	Corn and seeds sold				724	16	9
Thrashings and grindings	55	1	5	Poultry, butter, and eggs				87	3	8
Sundry expenses	33	3	6	Rabbits				120	1	10
Corn and seeds bought	229	15	3	Wool				189	0	0
Manures	191	2	7	Sundries				10	11	0
Cake	525	8	9	Valuation of dead stock				1,040	10	1
Coals	23	14	7	,, live ,,				3,322	2	0
Straw	33	0	0	Cash in hand				4	1	9
Poultry raising	10	7	9					7,634	18	0
Live stock bought	536	2	6	Loss				185	15	1
	£7,820	13	1					£7,820	13	1

Balance Sheet, 6th April 1894.

Dr.	£	s.	d.	Cr.	£	s.	d.
To valuation of live stock, 1893	3,322	2	0	By valuation of live stock	2,859	0	0
,, dead ,,	1,040	10	1	,, dead ,,	728	5	3
Rent paid	171	0	5	Sheep sold	787	7	3
Tithe	78	8	5	Cattle ,,	482	2	4
Poor and school rate	55	11	7	Pigs ,,	55	1	0
Insurance (fire)	7	10	0	Rabbits ,,	141	10	4
Poultry raising	9	4	6	Corn ,,	362	17	0
Sundries	23	0	5	Poultry, butter, and eggs	75	3	5
Coals	25	15	10	Sundries	20	13	7
Threshing	33	19	7	Wool	170	14	0
Manures	186	2	8	Cash in hand	5	0	8
Peat moss	26	6	7		5,687	14	10
Corn and seeds bought	209	8	3				
Tradesmen's bills	232	6	8	Loss	1,198	2	3
Cake	351	8	4				
Treacle	24	9	5				
Wages and labour	1,033	15	10				
Live stock bought	54	16	6				
	£6,885	17	1		£6,885	17	1

APPENDIX B. 6.

Summary of Receipts and Expenditure on a Farm of 840 Acres in South Dorset, 1876–93.

(*See* par. 33.)

Receipts.

Year ending October 1.	Wheat.	Barley.	Oats.	Seed Corn.	Total Corn.	Stock.	Wool.	Dairy.	Miscellaneous.	Poultry.	Rabbits.	Total.
	£	£	£	£	£	£	£	£	£	£	£	£
1876	401	453	173	19	1,048	1,357	250	350	157	12	13	3,187
1877	481	482	51	16	1,010	1,381	250	330	99	18	39	3,127
1878	380	441	—	—	822	1,478	251	403	17	12	41	3,024
1879	236	639	8	40	924	1,451	214	365	25	12	41	3,032
1880	No record kept. Estimated loss, 1,000*l.*											
1881	390	492	59	—	942	1,421	200	464	50	23	23	3,123
1882	312	453	3	—	769	1,542	200	337	62	34	23	2,967
1883	345	274	4	—	623	1,732	242	338	50	30	27	3,042
1884	467	444	107	—	1,020	1,760	188	314	75	42	37	3,436
1885	415	388	93	6	902	1,820	165	158	90	49	39	3,223
1886	210	451	34	—	696	1,482	174	265	157	51	32	2,857
1887	84	196	66	—	346	1,504	196	347	108	59	53	2,613
1888	175	222	64	—	461	1,453	170	442	80	53	72	2,731
1889	137	72	—	—	209	1,736	186	485	80	50	107	2,853
1890	302	338	144	10	794	1,799	189	467	78	73	141	3,541
1891	222	125	—	—	347	1,538	176	435	93	62	119	2,770
1892	363	226	96	12	697	1,180	179	361	75	69	128	2,692
1893	169	270	202	—	641	1,266	152	356	79	69	122	2,685

Expenditure.

Year ending October 1.	Rent.	Rates and Taxes.	Tradesmen's Bills.	Seeds.	Manure.	Stock bought.	Feeding Stuff.	Miscellaneous.	Coal.	Sundries.	Labour.	Total.
	£	£	£	£	£	£	£	£	£	£	£	£
1876	720	102	100	116	156	197	187	88	50	57	881	2,656
1877	720	106	184	90	148	261	317	41	46	90	991	2,994
1878	720	95	172	212	159	87	250	52	37	115	907	2,906
1879	720	79	162	77	159	378	356	46	64	93	884	3,018
1880	720	—	—	—	—	—	—	—	—	—	—	—
1881	702	135	88	132	198	87	300	35	47	20	896	2,635
1882	676	97	170	106	139	222	120	30	68	78	926	2,632
1883	654	92	187	72	142	90	315	80	99	18	944	2,693
1884	694	100	147	143	136	115	188	76	84	20	978	2,681
1885	668	91	259	131	141	606	112	28	99	25	990	3,150
1886	505	68	182	92	116	58	317	179	74	40	970	2,601
1887	508	74	117	60	82	45	213	72	60	24	894	2,149
1888	508	75	138	109	116	95	480	60	61	20	874	2,536
1889	433	65	111	110	81	165	284	63	43	19	890	2,214
1890	411	75	185	55	89	200	386	53	66	25	926	2,471
1891	408	46	160	81	80	243	482	46	63	20	948	2,577
1892	411	52	161	89	95	62	540	32	60	22	947	2,469
1893	357	55	133	159	107	186	418	35	52	34	956	2,492

DETAILS of STOCK and CORN ACCOUNTS on above FARM for the Years 1881–94.

Year ending October 1.	Stock Account.							Corn Account.	
	No. of Sheep Lambed.	No. of Sheep sold including Lambs.	Average of return from each Ewe.	No. of Cows in Dairy.	Cows,* Heifers, and Calves sold.	Pay per Cow in Dairy, deducting expenses.	No. of Pigs sold.*	No. of Acres of Corn grown.	Return per Acre in value of Corn.
			£ s. d.			£ s. d.			£ s. d.
1881 - -	430	378	2 10 0	38	34	10 11 6	97	198	7 6 10
1882 - -	430	439	2 16 0	38	35	13 0 0	145	225	6 3 4
1883 - -	435	533	3 2 0	40	36	12 7 6	137	237	5 5 6
1884 - -	450	489	2 17 3	40	40	12 9 0	120	260	6 6 6
1885 - -	450	402	2 4 6	34	35	8 0 0	116	273	6 6 0
1886 - -	500	575	2 6 6	50	49	9 0 0	106	231	6 10 0
1887 - -	450	536	2 8 0	50	44	10 0 0	107	196	5 14 0
1888 - -	455	459	2 5 6	50	56	11 0 0	136	173	5 5 0
1889 - -	452	451	2 9 6	50	59	12 0 0	184	167	4 4 2
1890 - -	450	479	2 16 0	50	73	12 2 6	104	217	6 10 0
1891 - -	450	549	2 11 0	50	56	9 0 0	111	164	5 5 0
1892 - -	450	426	1 15 6	50	60	8 6 0	130	188	7 0 0
1893 - -	450	518	1 18 0	50	59	7 0 0	144	200	6 5 0
1894 - -	450	490	2 8 0	50†	55†	—	141	173‡	4 0 0

* Pigs are credited in dairy account as belonging to profit of dairy.
† These numbers are approximate, as sheep and cow stock were not all yet sold.
‡ 28 acres more were sown but fed off as not worth harvesting.

APPENDIX B. 7.

DORSET COUNTY ASYLUM FARM and GARDEN ACCOUNT for 1892–93 and 1893–94. EXTENT of FARM and GARDEN, 132 Acres. (*See* para. 34.)

RECEIPTS.	1892–93. £ s. d.	1893–94. £ s. d.
Sums received during the year from sales - -	144 11 2	119 14 9
Value of goods supplied to the asylum during the year, viz.:—		
Beef, mutton, pork, &c.	661 16 6	687 13 0
Poultry and eggs -	66 0 0	71 2 0
Milk and butter -	561 16 4	573 16 5
Potatoes and other vegetables - -	247 8 6	278 11 0
Fruit, &c. - -	25 0 0	25 0 0
Other receipts, viz.:—		
One year's rent of land let - - -	42 12 6	21 6 3
Value of stock at the end of the year -	1,016 15 0	989 2 3
	£2,766 5 8	£2,766 0 0

EXPENDITURE.	1892–93. £ s. d.	1893–94. £ s. d.
Value of stock at the commencement of the year-	1,101 15 11	1,016 15 0
Sums paid during the year in respect of—		
Rates, insurance, &c. -	10 1 4	—
Rent of land used for farm and garden -	19 10 0	21 11 0
Labour (not that of patients - -	131 16 0	188 10 11
Provender - -	314 16 7	387 19 7
Seeds and manure -	108 3 8	150 4 8
Live stock (bought) -	223 18 6	264 13 0
Implements - -	68 8 5	31 15 9
Stickers and hurdles -	10 1 8	10 18 8
Threshing, &c. -	6 17 6	—
Other payments, viz.:—		
Thatch, repairs, &c. -	17 9 7	47 11 10
Balance in favour of farm and garden - -	753 0 10	646 5 3
	£2,766 0 0	£2,766 5 8

APPENDIX C. 1

COPY OF AGREEMENT ON A LARGE ESTATE IN NORTH AND NORTH-EAST DORSET.

AN AGREEMENT made and entered into this day of one thousand eight hundred and between of in the county of who for himself and the person or persons entitled in reversion to the premises herein-after described and his and their assigns is herein-after called the landlord of the one part and who for himself his executors and administrators is herein-after called the tenant of the other part whereby the said landlord agrees to let and the said tenant agrees to take and rent all that farmhouse with the dairy house, cottages, buildings, yards, gardens and premises and the several closes of land thereto belonging situate in the parish of in the county of and called which said farm and lands are more particularly set forth in the schedule herein-after written together with the appurtenances. Excepting and reserving out of this agreement unto the said landlord all mines, quarries, minerals and stone except stone required by the tenant for necessary repairs on the holding. And also all timber and other trees now standing or growing or which at any time hereafter shall grow or be upon the said lands and premises

except the apple and other fruit trees in respect of the fruit or annual produce only) with liberty of ingress, egress, and regress with workmen and servants, horses and carriages or otherwise, at all seasonable times in the year to fell, cut down, root up, dig, and carry away the same (except the apple and fruit trees as aforesaid). And also all royalties, game, wild fowl, and fish, and also hares and rabbits, subject to the provisions of the Ground Game Act, 1880, whatsoever, with liberty for him the said landlord, his friends, servants, and attendants at all times to enter for the purpose of sporting in, over, and upon the said farm and premises, doing as little damage as may be, and also liberty to plant, transplant, and preserve young trees on the said farm and lands and in the hedgerows of the same (allowing to the said tenant an annual proportionate sum for the land taken in or enclosed by such planting), and also to view the state and condition of the said premises or for any other reasonable purpose or occasion whatsoever from year to year, from the twenty-ninth day of September , and so on from year to year until twelve months notice to quit shall be given by either of the said parties to the other of them at the clear yearly rent of sterling, payable quarterly on the twenty-fifth day of December, the twenty-fifth of March, the twenty-fourth day of June and the twenty-ninth day of September in every year, and the last quarterly payment if demanded to be made in advance on the quarter day or any other subsequent day immediately preceding the expiration of the tenancy. And also at the further clear yearly rents following (that is to say), the sum of twenty pounds for every acre and so proportionately for a less quantity of the meadow pasture, orchard, or wood land, which shall be broken up or converted into tillage without the license of the said landlord first obtained, the first payment of such additional rent to be made on the quarter day first happening next after any such breaking up. And also at, under, and subject to the several conditions, stipulations, matters, and things, herein-after mentioned on the part and behalf of the said tenant to be observed, performed, and kept at all times during the continuance of the tenancy hereby created (that is to say),—

1. The tenant to pay the said respective rents on the days and times and in manner aforesaid, and also all rates, taxes, charges, payments, outgoings, and assessments whatsoever, and whether parliamentary, parochial, or otherwise, which shall or may be charged on or payable for or in respect of the said premises or any part thereof at any time during the continuance of the tenancy hereby created (except the tithe rent-charge, land tax, and landlord's property tax).

2. (1.) The tenant at his own expense to keep all the internal parts of the house and buildings belonging to the said farm in good tenantable repair and condition (except such repairs as are rendered necessary by fire and tempest), the landlord finding all materials for such repairs except glass and lead work for the windows and reed for thatching as herein-after provided.

(2.) The tenant also at his own expense to keep the hedges, ditches, gates, stiles, rails, and rail and wall fences, drains, watercourses, and water carriages, trenches and fences, glass of windows and pumps of and belonging to the said farm and premises in good tenantable repair, state, and condition, and on quitting so leave all and singular the said premises, the landlord finding the sawn materials for the repair of the gates, stiles, and rails, and also materials for repairs of wall fences and also pipe for the repair of the said drains. In case of non-observance by the tenant of the obligations on his part under this condition the landlord may give to the tenant notice in writing, or leave the same on the premises, for him to execute any repair or work which shall be in default within one calendar month after such notice, and if the tenant shall not within that time execute the same the landlord may (but it shall not be obligatory on him to do so) cause the same to be done and recover the expenses thereof as rent in arrear.

3. The tenant to find gratis all such reed of a good quality grown on the farm as may be necessary for thatching the buildings of the said farm and the landlord to pay the cost of laying on the reed and to find spars, but where no reed is grown on the farm the landlord to supply it and the tenant to pay the cost of laying it on and to find spars.

4. The tenant to provide gratis the carriage of all materials necessary for repairs and for draining on the said premises.

5. The tenant not to prune or otherwise injure any of the timber, tree or trees likely to become timber, to let up all young trees and saplings and preserve the same from damage by bite of cattle or otherwise, and shall not erect or place any barbed or other wire, hoop-iron, or other dangerous material in making or repairing the fences.

6. The tenant not to mow any of the meadow or pasture land twice in any one year of the tenancy hereby created, nor mow a greater proportion thereof in the last year of the tenancy than in the average of the three preceding years, and to dress a fair proportion thereof each year with yard or other manure.

7. The tenant not to sell, take, or carry away from off the farm and premises any of the grass, horse-meat, haulm, hay, feed, reed, straw, dust, dung, muck, manure, or fodder, grown or arising or to be made thereon, but consume and use the whole thereof on the said premises (other than the hay and straw as herein-after mentioned), and all manure, soil, compost, and dung made or being on the premises in the last year of the tenancy hereby created to be left free of charge for the use of the landlord or succeeding tenant, except a fair proportion which the tenant may use for his root crop, with liberty for him or them to enter on the premises where the same may be, upon and after the first day of August in such last year of the tenancy to take and carry out the same in and upon such of the arable lands as may be in course for wheat. The tenant after the first day of August in the last year of the tenancy hereby created to give up to the said landlord or his incoming tenant sufficient stabling for horses, cottages, and one-third of the cart shed, and to allow the landlord or incoming tenant to enter on the lands in course for wheat, except such lands as may be sown to roots or other crops then, so soon as the said roots or other crops are fed or removed, to plough, manure, and prepare the same for the ensuing wheat crop.

8. In the last year of the tenancy the tenant to sow grass seeds on lands sown with lenten, corn, or grain, on being supplied therewith by the landlord or incoming tenant or permit them so to do, and harrow and roll in the same gratis. And to leave at least one-fourth of the arable land, of as good a quality as the average of the other arable land, in a due and proper course of husbandry to be sown with wheat.

9. The tenant in the last year of the tenancy to sow in a husbandlike manner at least one-sixth of the arable lands to roots, and such roots as shall remain unconsumed at the termination of the tenancy shall be taken by the landlord or his next tenant at a consuming price to be settled by valuation as herein-after provided.

10. The tenant not to assign or underlet any part of the said premises, or part with the possession thereof or of any part thereof unto any person or persons whomsoever except the cottages to the farm labourers, without the consent in writing of the said landlord or his agent.

11. The tenant not to grow more than two white straw crops in succession without an intervening bare fallow or green crop to be fed on the land, nor to commit any waste on the farm lands and premises but manage, manure, and cultivate the said farm and premises in a good proper husbandlike manner according to the best and most approved rules of good husbandry in the district, and at the termination of the tenancy to leave the arable lands according to a four-field system of husbandry.

12. The tenant to keep the cattle in the sheds and bartons as much as possible during the winter months, and not to tread the land to the injury of same.

13. The tenant to lodge on the said farm by night all sheep and cattle fed and depastured thereon by day.

14. The tenant to forbid all persons from sporting on the said farm and lands and sign notices for that purpose when desired and allow any action or actions to be brought against trespassers in his name, being indemnified from all expenses and not release or compromise any such action or actions without the consent in writing of the said landlord or his agent, and preserve all the game on the farm to the utmost of his power for the use of the said landlord.

15. The tenant not to cut any wood or wreath from the hedges more than once in five years.

16. The tenant to forfeit this agreement and the term and tenancy hereby agreed on to cease at the option of the landlord, and the landlord to be at liberty to re-enter and possess the said farm and lands on non-payment of the said rent within twenty-one days after the same shall become due and demand made, or on breach or non-performance of the before-mentioned stipulations

and agreements or any or either of them, or if the tenant should become bankrupt or insolvent, or if his goods should be liable to be seized under any process.

17. It is mutually agreed that the landlord may at any time resume possession of any part of the farm for the purpose of executing thereon any of the improvements mentioned in section 41 of the Agricultural Holdings (England) Act, 1883, or in the First Schedule thereto without notice to the tenant.

18. The landlord agrees to pay the tithe rentcharge, land tax, and landlord's property tax, payable for or in respect of the said premises, or allow the same out of the rent.

19. The landlord to provide gratis all materials, except reed for thatching and glass and lead work for the windows, required by the tenant for executing the repairs for which he is liable under clause 2 on having reasonable notice of all defects or wants of reparation, and to execute such repairs to the buildings as may be rendered necessary by fire or tempest.

20. The landlord to allow the tenant to hold over the farmhouse until the twenty-fifth day of December, and barn, together with stable room for horses, a cottage and the joint use of rick barton, and one-third of the cart shed till the twenty-fifth day of March next after the expiration of the said tenancy, for threshing and marketing the last year's crops.

21. The landlord, upon a payment of five shillings, to allow the tenant a new gate where the same shall be required.

22. The landlord or incoming tenant to purchase such of the hay and straw grown and made on the premises in the last year of the tenancy as may remain unconsumed at the expiration thereof at a fair valuation at a spending price, which valuation and any valuation rendered necessary by this agreement, shall be made by two indifferent persons, one to be appointed by each party, and in case of their not agreeing, by an umpire to be appointed by such two persons in accordance with the provisions of Part I. of section 10 of the said Agricultural Holdings Act, 1883.

Special Conditions.

The SCHEDULE referred to in the within-written Agreement.

No. on Plan.	Description.	Homestead and Pasture.	Arable.

APPENDIX C. 2 (*a*).

NOTES of AGREEMENT on ESTATE in SOUTH DORSET, dated July 8th, 1890.

Landlord reserves—

(1) all mines, minerals, and timber, with right to work, fell, and carry away same, paying reasonable compensation for damage (if any) done thereby;

(2) right to re-enter land for building sites or permanent improvement to the estate, making such abatement of rent as may be determined by arbitration.

Concurrent rights.

(3) "The landlord also reserves full and free liberty for the person or persons for the time being resident at or staying in Lulworth Castle to hunt, hawk, course, fish, fowl and shoot over and upon the farm and any part thereof, but not to the exclusion of the tenant and his friends hunting, hawking, coursing, fishing, fowling and shooting thereon. It is, nevertheless, agreed that neither the landlord nor the tenant shall let the rights of shooting and sporting respectively reserved to the landlord or given to the tenant under this clause."

(4) Right to inspect the farm.

Term of Tenancy.—Two years certain from entry, and thereafter from year to year.

Sliding scale.

Rent.—400*l.*, subject however to the increase or decrease thereof according to the following scale, viz.:—If the average price of wheat and barley taken together for any year ending at Lady Day shall exceed by 2*s.* 6*d.* per quarter the sum of 30*s.* (being the basis of the averages agreed upon for the purposes of this agreement), then the rent of the farm for the year of the tenancy ending on the 6th of April immediately after such Lady Day, and in which such Lady Day shall fall, shall be increased by adding to the said 400*l.* of a sum of 25*l.*; if the average price exceeds by 5*s.* the sum of 30*s.* per quarter, the rent to be increased by 50*l.*, and so on in proportion for every 2*s.* 6*d.* of rise; if the average price of wheat and barley in any year shall be less by 2*s.* 6*d.* per quarter than 30*s.*, the rent for shall be decreased by 25*l.*, and so on in proportion for every 2*s.* 6*d.* of fall.

For the purpose of the agreement the averages of wheat and barley shall be those as given by the returns of the Inland Revenue officers at the towns of Wareham, Blandford, and Dorchester.

Rent payable 200*l.* on October 11th in each year, and balance, calculated as aforesaid, on April 6th.

Landlord allows 10*l.* off first payment in first year of tenancy in consideration of tenant having seeded down four plots (specified) to permanent pasture.

Tenant to pay 5 per cent. on all money which the landlord, not being bound by agreement to expend, shall expend with the tenant's consent, and on all money expended by him in drainage or other improvements executed under section 4 of the Agricultural Holdings Act, 1883. Tenant to convey all materials for such improvements free of cost from a distance not more than 10 miles. A memorandum of any such outlay by landlord and amount of additional rent in respect thereof to be endorsed on the agreement.

Tenant shall not plough up any meadow or grass land without landlord's consent, and to pay 10*l.* per acre per annum for any such land ploughed up without consent.

Landlord may decline to accept additional rent for grass land ploughed up without consent, and may proceed against tenant by action for breach, or apply for injunction, or re-enter.

Tenant to pay rents as aforesaid when due, and all rates and taxes (except land tax and property tax).

Tenant not to assign or underlet any portion of farm (except cottages, which he may underlet by the week) without landlord's consent.

Landlord to maintain exterior of house buildings, tenant paying half labour, except in the case of pulling down and re-building. Landlord to allow half cost of labour for repairs done by tenant and to provide materials, except straw for thatch, glass for windows, wire and staples for wire-fencing, and nails.

Landlord to do all necessary painting, tenant paying half labour. After buildings have been so painted tenant to keep same painted, landlord paying half labour.

Repairs to wire-fencing done by landlord; landlord providing piles and tenant wire and staples, labour being shared equally.

Tenant to do all internal repairs, thatch and fixtures, landlord allowing half labour.

Tenant to provide carriage for materials for all repairs, whether done by him or landlord, except in case of re-erection of buildings destroyed by fire.

Farm to be delivered up well and sufficiently repaired, painted, hedged, ditched, scoured and kept; landlord to have right to inspect, giving three months' notice of any want of repairs.

Landlord to provide gates at 5s. and gate posts at 1s., tenant carting them from timber-yard. Tenant to do all smith's work on farm, charging half to landlord.

Tenant to protect timber, maintain fences, clear ditches.

Tenant to keep meadow land in good state and not to tread when wet in winter, and to clear out and put in order water meadows once a year.

Tenant not to top or lop trees or fix railings to them.

Tenant to cut down rushes, thistles, and other noxious weeds, and prevent same from seeding, destroy all rats and moles, and prevent growth of furze or heather.

Tenant to plash and lay hedges at most approved ages and at proper seasons of year.

Tenant to properly manage coppices, and not to cut any underwood under four years, and to fill up blank spaces in withy beds and copses.

Tenant to supply landlord with 400 sheaves of reed or thatch per annum, at 30s. per 100, each sheaf to weigh 8 lbs., provided he has sufficient after meeting requirements of the farm.

Tenant may sell superfluous straw in any year except last of tenancy on condition that he uses on the land in the following year artificial manure to the value of double the price of such straw, on condition that he shall not be entitled to make any claim for compensation in respect of such manure. A correct record of the straw sold and artificial manure brought back to be kept and be open to inspection by landlord at all reasonable times.

Tenant to keep proper stock of sheep and cattle, not to sow more than half arable land with corn or one-twentieth with pulse in any one year; nor sow more than two corn crops in succession, and these two not of the same kind.

Tenant to spread all dung on land, except that from last two crops, which shall be left for incoming tenant.

Farm to be managed on most approved rules of good husbandry, and left in four-course rotation.

ying wn land grass.

"The landlord may at any time by giving notice in writing to the tenant acquire the right to take the tenant's right to break up any of the arable land that the tenant may hereafter have laid down to pasture, provided that in the event of his so doing the landlord shall pay to the tenant on his quitting the farm the value of the tenant's right to take a corn crop from the said land."

ame.

"The tenant shall keep and preserve a fair and reasonable stock of game upon the farm, and have such thereon at the expiration of the tenancy."

Tenant in last two years of tenancy to keep same number of sheep as have been usually kept on farm, and pen and fold such sheep on land in course for next wheat crop, being paid for such penning by valuation.

Tenant to have right of over-holding portions of farm scheduled.

No rent, rates, or taxes to be paid for over-holdings, but other parts of this agreement to apply thereto.

All dung made during last two years to be left on farm, and incoming tenant to have right during period of over-holding to use such dung as he may require for farming land given up to him.

Tenant, from October 11 following expiration of tenancy, to provide gratuitously landlord or incoming tenant with straw for litter and straw and chaff for fodder for 10 horses.

Tenant to supply incoming tenant with thatch for his clover and hay ricks at 10s. per 100 bundles, and straw at consuming price for littering his dairy stock, horses, and pigs.

Landlord to be entitled to take at consuming price half the straw of last wheat crop.

Tenant to sell to incoming tenant on October 11 following expiration of tenancy "at such consuming "price as the same shall be adjudged to be worth if "sold to an indifferent purchaser" any hay unconsumed. If whole not required, tenant may sell surplus by consent of landlord, such consent not to be unreasonably withheld, on payment to landlord or incoming tenant of 10s. per ton.

Tenant to sell to incoming tenant by valuation at consuming price all unconsumed straw of crop produced during over-holding.

Tenant during over-holding to have right to stack and thresh his corn in stubble fields, ricks to be placed as near as practicable to entrance to field, and removed before March 1st, and to pay compensation to incoming tenant for any damage to young clover

Incoming tenant to have right to enter on February 25th in last year on land sown with lenten corn to sow grass seeds, and on May 1st to sow broad clover seeds, tenant to harrow in grass seeds and roll clover seeds free of charge.

Tenant to plough on or before February 20th in last year 85 acres or thereabouts of arable land in course for roots, such ploughing to be paid for by valuation.

Tenant to lay up 50 acres or thereabouts of arable land in clover or sainfoin for hay from last day of tenancy until June 1st following, when incoming tenant shall have possession thereof, paying for same by valuation.

Landlord to pay value of wire staples in wire fences at expiration of tenancy by valuation.

Feed of young clovers sown by incoming tenant to belong to him, but tenant to have right to stubble pigs thereon if properly ringed.

Tenant to receive on determination of tenancy compensation for improvements or tenant-right as scheduled, but so far as it relates to arable land this to apply only to such of the arable land as has been "managed, cultivated, and cleaned in a proper and "husbandlike manner, and in accordance with and "pursuant to the covenants on the part of the tenant "contained in this agreement."

Compensation for home-grown corn.

Tenant to produce proper vouchers for all expenditure in respect of which he claims compensation, and "give "all particulars necessary for estimating the value of the "home-grown corn consumed by cattle, sheep, and pigs "upon the farm, and shall also render all particulars as "to the use made of the purchased manures and the "feeding of all purchased stuffs and home-grown corn "upon which tenant-right may be claimed."

Landlord to have right to re-enter for non-payment of rent, breach of covenant, and bankruptcy.

On April 6th following expiration of tenancy or such other date as agreed upon, account to be taken between landlord and tenant. Two valuers and umpire to be appointed and decide claims.

Any dispute as to meaning of agreement or valuation made thereunder to be inferred to arbitration as provided by sections 9 to 28 of Agricultural Holdings Act, 1883.

First Schedule. sets out various parcels of land forming holding, with the date of surrender of each at end of tenancy.

Second Schedule transitory as to work to be done by landlord at commencement of tenancy.

Third Schedule.

Over-holdings.

(1.) On the sixth of April or expiration of the tenancy the tenant shall give up to the landlord or his incoming tenant 85 acres or thereabouts part of the arable land of the farm coming in course for root crops in fallow, which land shall be of the average value of the arable land of the farm and shall previous to the twentieth of February in the year in which it shall be given up have been ploughed, but the tenant shall be paid or allowed by the incoming tenant or the landlord for the cost of such ploughing as provided by clause 50 of this agreement.

The tenant shall have the right to sow the remainder of the turnip land to artificial or feeding crops, which crops shall be fed off on the land and the land so planted to artificial or feeding crops shall be given up as the crops are fed off, the whole (except twenty acres which the tenant shall have the right to harvest) being cleared and given up not later than the twentieth of June following. Any part of the turnip lain not so planted to artificial or feeding crops shall be given up with the fallow on the sixth of April.

To give up also on the sixth of April the coppices belonging to the farm and the home cow-leaze and other meadow lands numbered 117, 177, 179, 182, and 193, with the plots numbered 192 and 195 in the First Schedule hereto together with one of the cottages and garden part of number 200, and stabling suitable for six horses.

The tenant shall if he has paid his rent and otherwise observed the covenants and conditions herein contained over-hold the rest of the farm which he shall give up as follows, that is to say—

(2.) On the sixth of May next after the termination of the tenancy the tenant shall give up to the landlord or incoming tenant the water meadow numbered 202 in the First Schedule hereto.

(3.) On the fourteenth of May next after the expiration of the tenancy the tenant shall give up one other

cottage (part of number 14b) with the offices and garden belonging thereto. The dairy-house, cowsheds, and other buildings, yards, gardens, and appurtenances numbered 116 in the First Schedule hereto.

The Cliff rough pasture numbered 245 shall be given up at the same time as the adjoining fields numbered 243 in the said First Schedule.

(4.) On the first of June following the tenant shall give up fifty acres, part of the arable land of the farm in clovers or sainfoin for hay, as provided by clause 52 of this agreement.

(5.) On the sixth of July next after the end of the tenancy shall give up the following fields, namely, the ewe-leaze numbered 233, and the several following fields being numbers 109, 113, 175, 119, 178, 199, 201 and 236 —also the rough grounds being numbers 183, 184 and 185 in the First Schedule hereto, and one other cottage with the offices and garden belonging thereto being a further part of number 260 in the said First Schedule.

(6.) On the first of August next after the expiration of the tenancy the tenant shall give up to the landlord or incoming tenant thirty-five acres of clover lay coming in course for a wheat crop, to enable the landlord or incoming tenant to carry out the dung, but such dung shall not be spread until after the eleventh of October following. The feed of the clovers shall belong to the tenant until the eleventh of October following the end of the tenancy.

(7.) On the eleventh of October next after the end of the tenancy the tenant shall give up to the landlord or incoming tenant the New Down Barton and the inclosure number 242, stabling for four horses and standing for one hack horse, half the large waggon house and one other cottage with the offices and garden belonging thereto, the remainder of the arable lands, except such of the said arable lands as, being in course for a wheat crop may be sown by the tenant to a green crop for feeding which may be held over until the crops are fed off, but so that the whole shall be given up on or before the twenty-fifth of October next after the expiration of the tenancy.

(8.) The farmhouse, cottages, buildings, yards, and all other premises not previously surrendered shall be given up by the tenant on the sixth of April next after the expiration of the tenancy.

Fourth Schedule.

Tenant right.

(1.) For chalking (the quantity and price per acre of which shall have been first agreed upon between landlord or his agent and the tenant)—

In the first and second years the sum of twenty shillings in the pound.

In the third and fourth years the sum of fifteen shillings in the pound.

In the fifth and sixth years the sum of ten shillings in the pound.

And in the seventh and eighth years the sum of three shillings in the pound.

(2.) For liming (the quantity and price per acre of which shall have been first agreed upon as aforesaid)—

In the first year the sum of ten shillings in the pound.

In the second year the sum of six shillings in the pound.

And in the third and fourth years the sum of three shillings in the pound.

(3.) For bones. If not less than one sack per acre be used, to be allowed the second year, the sum of four shillings in the pound.

(4.) For guano or super-phosphate of lime. If a fair quantity be used, to be allowed the second year, the sum of two shillings in the pound.

(5.) For linseed, linseed cake, cotton and rape cake, feed upon the farm by sheep and cattle, from the first of January, prior to the end of the tenancy until the sixth of April, or date upon which the tenant finally quits possession of the farm, shall be repaid thirty pounds per cent. on the cost price where the manure arising therefrom shall be left in the yards for the incoming tenant or the landlord, or where no corn or any other crop shall have been taken therefrom subsequently, but where a corn or any other crop shall have been taken the tenant shall be allowed fifteen pounds per cent. upon such cost price.

(6.) For home-grown corn fed upon the farm by sheep, cattle, and pigs for the same period and upon the same conditions as set out in the previous section, twenty pounds per cent., or where any corn or other crop has been taken ten pounds per cent. upon the value of the same.

The value of the feeding stuffs and home-grown corn set out in sections 5 and 6, upon which tenant-right may be claimed, shall not exceed the sum of one thousand pounds.

(7.) For French grass growing upon any part of the outgoing corn area, to be paid for according to value, not exceeding four years growth.

(8.) For turnips or rape fed on the land by sheep properly folded in the last year of the tenancy and period of over-holding, and no corn crop is afterwards taken therefrom, the tenant to be allowed half the price of tillage and manuring.

APPENDIX C. 2 (*b*).

NOTES of AGREEMENT for FARM of 169 Acres on ESTATE in SOUTH DORSET.

Yearly tenancy; six months' notice.

Rent , payable quarterly.

Farm (described) let (except the timber, mines, quarries, game, and fish thereon) on following conditions:—

Tenant to pay rent quarterly;

To pay all tithe rentcharge existing and future rates, taxes, and other impositions of the same nature;

To cultivate, manure, and manage farm according to the rules of good husbandry, and not to tread the pasture land with cattle during the months of January, February, March, unless the land is dry and free from water;

To consume and spend all hay, straw, fodder, and manure grown and made on farm; but if at any time he shall have an abundance of hay, he may sell off a portion thereof, with the consent of the landlord in writing;

To preserve all timber, trees, game, and fish;

To cut down all docks and thistles on farm, and on waste land adjoining same, twice at least in every year, and to maintain the fences, and to scour and cleanse the drains, watercourses, and ditches; but at no time to make or repair fences with iron;

To perform all carriage of materials for repairs of buildings and gates free of charge;

To prepare for wheat a sufficient quantity of the arable land, and to sow same at the proper season in last year of tenancy; incoming tenant to pay for seed and labour;

To permit incoming tenant, in last year of tenancy, to enter on proper portion of arable land on February 1st, to prepare for spring corn;

To keep one dog for landlord free of charge during the tenancy;

Not to commit any waste or damage to farm lands or timber, nor to break up any pasture, or arable land that has been converted into pasture, under a penalty of 50*l.* per acre;

Not to underlet any part of farm without consent of landlord;

Landlord or servants to have right to enter for repairs, cutting timber, killing game, rabbits, and fish and for hunting.

Landlord to keep farmhouse, farm buildings, and gates in good and tenantable repair.

Agreed that Agricultural Holdings Act (46 & 47 Vict. c. 61) shall not be in any way applicable to this agreement; but that if the lessee shall, during his tenancy under this agreement, make any permanent improvement by way of draining (approved of previously by the lessor), or by the application to the land of artificial or other

purchased manure, or by the consumption on the said farm and lands by cattle, sheep, or pigs of cake or other feeding stuff not produced on the holding, the lessee shall be entitled to such compensation on quitting the said farm (if he shall not have received the full benefit thereof during his tenancy) for all such unexhausted improvements, unexhausted artificial manures, and artificial feeding stuff as two valuers or their umpire shall determine in the usual way of arbitration.

Tenancy to cease and be determined in event of tenant becoming bankrupt, or insolvent, or compounding with his creditors.

APPENDIX C. 2 (*c*).

Notes of Agreement for Farm of 193 Acres on Estate in South-East Dorset.

Rent, payable quarterly.

Term, one year, terminable Michaelmas.

Landlord reserves—

All watercourses and springs of water with power to divert same without injury to tenant;

All mines and minerals, quarries, and beds of peat, stone, clay, marl, chalk, gravel, sand, and other materials beneath the surface, and all flints, whether on or under the surface, and also all fruit trees (but not the fruit thereof), timber and other trees, pollards, saplings, standrils, underwood (but not the hedgewood), hollies, evergreens and shrubs, with full power to the landlord and his servants to enter with horses and carriages, and get out, work, convert, and carry away all such substances or products, and cut down bark, stack, haul, and carry away the same, doing as little damage as may be to the tenant, and paying reasonable compensation for all damage done; all game, rabbits, and wild feathered fowl and fish, other than such game as the tenant is authorised to kill under the Ground Game Act, in manner by that Act provided, and not otherwise;

Power to enter and inspect the state and condition of the houses, buildings, and land at all reasonable times in the daytime.

Tenant agrees—

To pay rent and rates;

To pay additional yearly rent of 30*l.* per acre for land described in the schedule as meadow or pasture, *or which shall have been laid to permanent pasture during the tenancy*, which at any time during the tenancy shall be ploughed up without the consent in writing of the landlord.

To pay 5*l.* per acre for land described in the schedule as meadow or pasture, or which shall have been laid down to permanent pasture during the tenancy (except meadow liable to be flooded), which shall be mown twice in any one year.

To pay 10*l.* per acre for land described as arable in the schedule, which shall be sown with the same kind of grain or pulse oftener than once in four years, and 10*l.* for every acre more than half the said arable land that shall be sown with grain or pulse in any one year.

To keep in good habitable and tenantable repair, order, and condition, at his own cost, all the houses, buildings, gates, rails, ditches, bridges, roads, walls, fences, pumps, and ponds;

To paint or tar every third year, at least, the iron fences and other parts of the premises which were previously painted or tarred: the landlord providing tar and paint;

To haul all materials for repairs;

To consume all hay, roots, and straw, on the premises, provided that he may at any time, after giving five days' notice, remove such crops on such reasonable terms of bringing manure or such other equivalent as may be agreed between the landlord and tenant;

To spend on the premises all manure made thereon;

To farm according to the course and practice of good husbandry, as the same is best used and pursued, and having regard to the provisions herein contained, and without reference to the usage of the neighbourhood, and so as always to keep the premises clean and in good heart and condition;

Not to pare or burn any of the land without consent of landlord;

Not to plough up any meadow or pasture or mow the same twice in any one year without properly manuring it or folding it with sheep at the rate of 1,800 per acre, or sufficiently irrigating it in a proper manner;

Not to sow any part of land with the same kind of grain or pulse oftener than once in four years, nor to sow in any year more than half the arable land with grain or pulse, nor less than one-fourth with roots and one-fourth with clover or grass seeds;

Not to use, during the last two years of tenancy, any salts of ammonia or nitrate;

To preserve trees and underwood, keep and have gardens and orchards as well and sufficiently stocked as at entry, and to pay 5*l.* over and above the value thereof for every tree or sapling which the tenant or his servants may cut down, lop, or injure;

To plash and dyke the hedges and cleanse the ditches and cut the wood of the hedges in a proportionate manner yearly;

Not to cut any wood in last year of tenancy;

Not to kill game, except in the manner and to the extent allowed by the Ground Game Act, and to use his utmost endeavours to preserve all other game;

Not to allow anyone to trespass or sport on the premises, and to allow use of name in legal proceedings by landlord;

Not to allow any new roads or footpaths to be opened or made;

Not to assign or underlet any part of premises, or part with possession of same, or the feed or herbage thereof (except cottages for labourers of tenant) without consent of landlord;

To reside continuously with his family in the farmhouse;

To peaceably surrender at end of tenancy all the demised premises farmed, managed, and cultivated as aforesaid, and so well and sufficiently repaired, upheld, maintained, scoured, cleansed, amended and kept as aforesaid, together with all the new buildings, additions, and improvements whatsoever which at any time during the tenancy shall have been erected, made, or set up upon the premises (inevitable accidents by fire and tempest excepted).

Relations between Offgoing Tenant and Incoming Tenant.

Tenant shall not feed the seeds sown with the last grain crop, being allowed value of seeds when sown.

Landlord to have power to enter and sow such seeds as he shall think fit in the spring with the last grain crop on such lands as are in rotation for seeds, not exceeding half the land sown with grain, and tenant to harrow in same without charge.

Tenant to leave all reeds, straw, chaff, cavings, haulm, hay, and other fodder, to be taken by landlord or incoming tenant at consuming price, all dung without payment, all grain crops grown upon the land and not consumed on being paid value of tillages and labour expended thereon.

Landlord's power to recover for repairs not done by tenant after notice given.

Tenancy terminated and landlord to re-enter in case of rent 21 days in arrear, breach of covenant, or bankruptcy of tenant.

Landlord agrees on receiving 21 days' notice to allow tenant sufficient quantity of timber from the saw, bricks, tiles, slates, stone, sand, lime, tar and paint for repairs.

Disputes as to this agreement or any matter arising thereunder to be referred to arbitration in manner provided by sections 9 to 28 inclusive of the Agricultural Holdings Act, 1883.

The provisions herein contained to be taken in substitution, so far as may be, for all provisions contained in the Agricultural Holdings Act, 1883, and that Act, so far as it is capable of being made inapplicable to the tenancy hereby created shall not apply.

APPENDIX C. 2 (*d*).

NOTES of a LEASE for 14 YEARS for FARMS on an ESTATE in WEST DORSET, dated December 16th, 1882.

Landlord reserves—

Timber and timber-like trees, chalk, gravel, quarries, mines, minerals, &c., with right to enter, fell, dig, work, and carry away.

Term, 14 years, from April 6th, 1883.

Rent, ——, payable quarterly.

Penal rent, 50*l.* per acre for any pasture broken up without consent in writing of landlord, payable from date of such breaking up to end of lease.

Tenant covenants—

To pay rent, tithes, rates, and taxes;

Not to assign or underlet any part of the premises, except the cottages for occupation by labourers, and reside at all times in the farmhouse;

To repair, maintain, scour, cleanse, and keep the gates, posts, stiles, hedges, mounds, banks, bridges, fences, culverts, drains, and ditches, and to surrender the same substantially repaired, maintained, scoured, cleansed, and kept at the end of term (damage by accidental fire, storm, or tempest excepted);

To provide landlord with wheat or reed for thatching roofs of premises demised, at the rate of 2*l.* per every hundred sheaves;

To preserve from injury by cattle or otherwise, all timber, timber-like trees, saplings, live hedges and underwoods, and not to fell, cut, destroy, top, or prune them, except pollards that have been usually lopped, under penalty of 10*l.* for every tree so cut;

To cut and lay hedges properly and seasonably, and re-plant all vacant places in hedges and properly maintain and rear them;

To open and scour out once a year all the ditches.

To pay five per cent. on all outlay by landlord in making such new and proper gutters and drains as he thinks necessary, such drains to be not less than 30 inches deep;

Not to mow any meadow or pasture (except clover) for hay more than once a year, nor later than is usual or customary in the neighbourhood;

Not to break up any grass land without written consent of landlord or agent;

To consume all hay, straw, grass, green crops and fodder produced on premises, except that tenant may remove hay or straw, provided that for every ton removed he brings back three tons of good rotten dung or other manure equivalent thereto;

To spread all manure made or brought on the farm, and at end of tenancy to leave without any compensation any manure not spread;

Not to take more than two corn or grain crops in four years, nor sow two white straw crops in succession;

To cultivate and manage the farm in a good and husbandlike manner, and keep the same in good heart and condition;

Landlord may enter at any time if any part is out of repair or not in proper state of cultivation, may give notice to amend the same within a reasonable time to be expressed in notice;

Tenant to leave all hay, straw, or roots (except mangolds) unconsumed at end of tenancy, being paid for same at market price;

Landlord or incoming tenant may enter on land coming in course for Lent grain, at any time after 2nd of February in last year of term, or as soon after as turnip crop thereon is fed off. Incoming tenant to have stable room for three horses;

Landlord or incoming tenant to take straw, chaff, and fodder of the over-holding arable lands on condition that he carries corn from such last crop to nearest market;

To sow and harrow in grass seeds provided by incoming tenant with last year's Lent crops.

Landlord covenants—

To give peaceable possession of premises;

To keep in repair external walls and roofs of buildings, tenant providing sufficient thatch as above agreed;

To provide sufficient timber in the rough for all repairs to be done by tenant.

General Provisions.

1. Landlord has power to re-enter if rent unpaid for 21 days, if any breach of tenant's covenants committed, if tenant becomes bankrupt, compounds with creditors, or allows any live or dead stock to be seized in execution.

2. Landlord or incoming tenant to allow at end of tenancy according to a valuation for—

Unconsumed hay, straw, and roots (except mangolds, which may be sold off) at a market price, or permit removal of same (at the option of landlord), not being more than the growth of preceding summer;

Proportional value of such tillages and manurings done within last two years of tenancy as shall remain unexpended and for the benefit of the incoming tenant;

Tenant not to be entitled by custom of the country or otherwise to any payments, except those above-mentioned.

3. Tenant to hold over the close called Brooms, No. 1,478, until 12th May next after expiration of tenancy for foddering his cattle; also closes called Park Eweleaze Down, Kite Croft, Nine Acres, Morgan's Hill, and the two home closes, numbered respectively 1,356, 1,070, 1,071, 1,365, 1,472, 1,066, and 1,475, per sheep sleights, and the feed of young grasses until 6th of July next after expiration of tenancy; also such part of arable land as shall then come in course for wheat, not exceeding 20 acres, until such wheat crop shall be harvested, and use of barn jointly with incoming tenant until 6th January next after expiration of tenancy for threshing out such crop, tenant having straw and chaff, and landlord or incoming tenant carrying to usual market town within six miles the corn arising from same.

4. Any question arising at end of tenancy between landlord and tenant as to breach of covenants or sums payable by landlord or incoming tenant to be referred to two indifferent persons or their umpire in the usual way of arbitration.

5. Every such reference to be deemed a reference within the Common Law Procedure Act, 1854.

6. No part of the Agricultural Holdings (England) Act, 1875, to apply to this tenancy.

APPENDIX C. 3.

No. 11.—COMPENSATION CLAUSES taken from an AGREEMENT for a FARM of 680 Acres in NORTH DORSET. (*See* par. 53.)

Rule 1.—Bone manure with turnips over five years. First year the outgoing tenant to be allowed the whole twenty shillings in the pound; second year, the outgoing tenant to be allowed ten shillings in the pound; third year, the outgoing tenant to be allowed five shillings in the pound; fourth year, the outgoing tenant to be allowed three shillings in the pound; fifth year, the outgoing tenant to be allowed two shillings in the pound.

Rule 2.—Guano over four years. First year, twenty shillings in the pound; second year, eight shillings in the pound; third year, four shillings in the pound; fourth year, two shillings in the pound.

Rule 3.—Super-phosphate of lime and other artificial manures used for turnips. The same as Rule 2.

Rule 4.—Top-dressing for white straw crops. First year, five shillings in the pound.

Rule 5.—Corn, linseed, or oil-cake fed in the last year of tenancy by fatting stock or sheep to be repaid 20 per cent.

Rule 6.—Purchased yard, pig, or other decomposed manure. First year, eight shillings in the pound; second year, four shillings in the pound.

Rule 7.—Lime, if used by itself or with common mould, over three or four years, according to soil. First year, ten shillings in the pound; second year, six shillings in the pound; third year, four shillings in the pound; fourth year, two shillings in the pound.

Rule 8.—Chalk, if done by consent of landlord, the price and quantity per acre to be first agreed on by landlord and tenant. First and second year, twenty shillings in the pound; third year, fifteen shillings in the pound; fourth year, ten shillings in the pound fifth year, five shillings in the pound; sixth year, two shillings and six pence in the pound.

Rule 9.—French grass to be paid for according to value, not exceeding four years.

Rule 10.—Extra buildings required to be subject to an additional rent of five per cent. on the outlay.

Rule 11.—Temporary buildings. Any shed put up for sheep, cattle, or manure, by tenant, to be taken at a valuation, or he is to be allowed to remove it.

Rule 12.—All consents to be in writing.

APPENDIX D. 1 (*a*).

NOTES of PUBLIC MEETING held at BERE REGIS, May 29th, 1894.

Meeting arranged by the Milborne St. Andrew's Farmers' Club.

Mr. G. Wood Homer in the chair.

About 40 or 50 present.

The Chairman said they might assume that agricultural depression existed. If they as farmers could not agree as to remedial measures their case would be hopeless, and they might take it for granted that no remedies would be tried. He suggested for their consideration the text "Nowadays, at present prices, it is "impossible to cultivate arable land at a profit." The following appeared to him to be approximately the expense of cultivating an acre of arable land on the old four-field system:—Charges on land (tithes, land-tax, rates, and taxes of all kinds), about 10*s.* an acre per annum; expenses of artificial manures, including the manurial value of cake, 12*s.* a year; labour (ploughing, tilling, horse labour), 20*s.* a year; seeding for the four years—wheat, barley, turnips, and clover—8*s.* a year; interest on farmer's capital on arable land, including the purchase of tenant-right on entry, 10*s.* an acre; manual labour, 20*s.* an acre; tradesmen's bills, 10*s.* Total annual outlay, 4*l.* 10*s.*—18*l.* for the four years. He computed the receipts per acre as follows:—Production of crops, 28 bushels of wheat at 3*s.* 6*d.* a bushel (6*d.* more than the present price), 4*l.* 18*s.*; consuming value of the straw, 15*s.*; 32 bushels of barley at 3*s.* 3*d.*, 5*l.* 4*s.*; straw, 15*s.*; value of roots on the four-field system, 2*l.*; a ton of hay, consuming value, taking two or three years running, 45*s.*; feeding after-shear, 16*s.* Total value from the land per acre for the four years, 16*l.* 13*s.*, against 18*l.* expenses, representing an annual loss of 6*s.* 9*d.* an acre of ordinary Dorset land, and that without paying any rent, on the old system of farming ordinary land and keeping it in good tenantable order. During the last few years many men had of necessity curtailed their expenses on the land; but that was not a true remedy, because the land would in the long run suffer in consequence, and by curtailing labour they would be entrenching on the capital value of the land. Many farmers nowadays were losing on all their arable land except of the best quality.

Mr. H. Spicer said Mr. Homer had put the average yield of wheat rather high. Six sacks an acre instead of seven would be nearer the mark in Dorset. The labour bill in many cases—in his own, for example—came to far more than 20*s.* an acre.

Mr. Jesty agreed. He spoke of how severely the Dorset farmers felt the agricultural depression. Most of their land was arable, and as arable farming was unprofitable it would readily be seen that they were great sufferers.

The Chairman explained that in his calculations the cost of carters and shepherds was excluded. Otherwise the labour bill would come up to 26*s.* or 27*s.* an acre per annum.

Mr. O. Richards said that very little of their arable land would bear farming on the four-field system, and they might curtail labour by leaving down the lay grounds another year or two, and adopting the five or six field system, instead of the four-field.

Mr. Standfield observed that he thought Mr. Homer had underestimated the losses incurred by the cultivators of arable land. The four-field system upon which the great extent of their land was now cultivated was antiquated and should be superseded by a new system the five-field or six-field. They might obtain some degree of relief by keeping land down to pasture longer and reducing the expenses of working the land, and herein was seen the necessity for an amendment of the Agricultural Holdings Act so as to give farmers more freedom of cultivation than was at present allowed under many of the agreements in force.

Mr. Stacey agreed with previous speakers as to 20*s.* per acre not meeting the labour bill. On a 600-acre farm his labour bill was 800*l.* He got 5*l.* per cow less from his dairy now than when he took the farm. It was the practice now to leave the heavy lands down two or three years.

Mr. Marsh said he farmed 107 acres and paid 150*l.* in labour.

The Chairman agreed that out of tilled land they could not recover the cost of tillage, much less make a profit. He suggested the passing of the following resolution:—"That in the opinion of this meeting the "farming of arable land, especially on the old four-"field system, has become absolutely unprofitable on "account of the low prices of produce."

This motion was proposed by Mr. Richards, seconded by Mr. T. Keynes, and carried unanimously.

The meeting next considered how far the depression could be relieved by laying larger areas to grass.

Mr. O. Richards observed that the objection to this was that their land as a whole was not fit for permanent pasture. They should let the seeds remain down as long as they were fit to remain. Many agriculturists, finding the growing of corn unprofitable, tried to let their old corn land go back to pasture; but it did not; it became worthless. Since he had been in business as a farmer, the price of wheat had gone down about 40 per cent.

Mr. Besent said he broke up some down land at Deverall some years ago. It had now gone down to grass, "but there was no grass there."

Mr. H. Spicer observed that if a tenant had security of tenure, it would be some inducement to him to grass down his land.

Mr. H. Standfield said it did not appear to him that salvation for British farmers was to be found in grassing down the poor land. It would revert to the prairie value, and would have to be rented as such.

Mr. Tozer stated how he had tried the five-field system with advantage. He laid some land down to grass seven or eight years ago. His labour came to 30*s.* per acre. In his opinion the cause of the depression was steam. (The Chairman: Not steam cultivation.) In other words, it was the ocean greyhounds which, at so cheap a rate of transport, brought the foreigners' produce to their doors from the ends of the earth.

Mr. Jesty spoke with disapproval of the substitution of the five-field or six-field system for that at present in force, as it would inevitably result in clearing labour off the land, and decreasing the productive power of the country. There was no system to beat a good four-field. It would grow more corn and carry more stock than any other system.

The following resolution was passed unanimously on the proposition of Mr. Standfield, seconded by Mr. Stacey:—"That in the opinion of this meeting, the "sowing of arable land to grass, long lays, or perma-"nent pasture, is an uncertain and doubtful cure for "agricultural depression, though some cases an im-"provement on continuous cultivation. We cannot "look forward to the result of these systems with

"satisfaction, as it is evident that the production "of the country will be less, and our villages to a "certain extent depopulated."

Dr. Lye said a just remedy would be the reduction of the burdens on the land, such, for example, as the school rates and the maintenance of the roads.

The Chairman spoke with regret of the downfall of the small mills throughout the country, which he considered to be a great loss to the villages. Considering that the consumers vastly outnumbered the producers, and that even the agricultural party—including landlord, tenant, and labourer—were by no means agreed upon its expediency, the enormous difficulty of introducing a system of protection was apparent. The decay of the small mills in the country, to which he had already alluded, was to a great extent due to the importation of foreign flour, for at present about 40 per cent. of the wheat imported was brought in in the shape of flour. As to his own opinion on Protection, seeing how utterly adverse to them was the fiscal policy adopted by other countries, he thought that, instead of nailing their flag to free trade through thick and thin, they should study what would be best for the country as a whole. If it were found that an import duty upon certain commodities would be for the benefit of the country, then they should not be deterred from imposing it by sentimental attachment to what was called the "great principle of free trade." To his mind, however, free trade was not a principle, but an expedient, to be adopted or discarded in accordance with the good of the country at large. He questioned whether a small tax on foreign flour—not wheat—would not be good for the country on the whole, and tend to cheapen provisions—flour, meal, and bran—in isolated villages rather than make them dear. As the importation of live stock in the past had been the fruitful cause of the introduction of cattle disease, it would be well, before deciding to allow them to come in again, to consider the imposition of a tax large enough at least to recoup the country for the cost of any diseases that followed in their train.

Mr. Besent proposed:—"That in the opinion of this "meeting it is grossly unfair that our heavily burdened "land should have to compete on equal terms with the "lightly taxed lands of new countries. That we recog-"nise the impossibility of introducing any general "system of protection; and we consider that the "present oppressive burdens on land in this country "should be removed or lightened."

Mr. Standfield seconded. He observed they ought not to build hopes on protection as of any immediate value, although a few years of study and continuous hard work might make the way clearer.

Mr. H. Spicer agreed in thinking that no proposal for the re-establishment of protection would go down at all.

The motion was then put and carried unanimously.

The Chairman next brought forward the question of unjust rates, and moved:—"That in the opinion of "this meeting, the Government should take over the "entire maintenance of the aged poor, provide homes "and maintenance for pauper children, and bear all "charges for public rates, for the administration of "justice, and elementary education." He spoke of the desirability of taxation being remodelled on the basis of real and personal property paying equal shares. The workhouses were meant to be a deterrent from pauperism, but they were surely not places for the honest, worthy, industrious toilers to spend their last days in. It was the duty of the country to provide for such people in their old age. He referred to the grievance to the rural ratepayer of having to contribute towards urban footpaths, improvements, and street-watering. Since the county council had had the management of the main roads, the charges on urban roads had increased by 10,000*l.* a year. He suggested an entirely different method of maintaining the roads—that the central government should take them over, delegating to the district councils the duty of maintaining them at the expense of the nation, and under the supervision of duly-appointed Government surveyors.

Mr. H. Spicer said he thought that the county, highway, police, poor, and school rates should be paid by the Government, and other rates should be equally divided between owner and occupier.

Mr. Stephens said he was of opinion that the poor law could be administered more economically if they in the villages kept their own poor, and if the principle of out-door relief were extended.

Mr. Jesty said that 50 years ago the traffic on the roads was mainly local.

The motion was then put and carried.

The Chairman observed that formerly farmers got a very good price for their barley, but that was not so now on account of extensive brewing from foreign barleys and other ingredients. The country had allowed a great monopoly to be established by the brewers, and the agriculturists could fairly ask to share in the profits of that monopoly by asking for a reduction of the tax on liquor brewed from English-grown barley and hops. He suggested the passing of the following resolution: "That in the opinion of this meeting there should be a "considerable reduction of duty on all ale or beer "brewed from British-grown barley or hops."

Mr. George spoke in favour of free houses, and expressed a doubt whether the public taste would prefer beer brewed from English malt and hops to the present popular brews.

Mr. Spicer said that any liquor not made from malt and hops should not be allowed to be called beer.

Mr. Tozer suggested the re-imposition of the malt tax.

The resolution was carried unanimously.

The Agricultural Holdings Act was briefly considered.

The Chairman said he disagreed with the recommendation of the Central Chamber of Agriculture in reference to laying down permanent pasture.

Mr. Stacey had laid down 32 acres to grass.

The Chairman objected to the proposal to give compensation of horse-corn.

Mr. Tozer said he took a farm 20 years ago in a miserable condition. He thought competent persons ought to visit farms periodically and record their condition.

Mr. Spicer and Mr. Standfield said farmers did not want periodical visits, but they wanted a record on entry.

Resolved: "That the laying down of permanent "pasture, should be transferred to Part III. of the "Schedule of the Agricultural Holdings Act." Also "that 'Improved condition and cleanliness of holding "'due to continuous good farming,' should be added to "Part III."

APPENDIX D. 1 (*b*).

NOTES of PUBLIC MEETING held at WOOL, May 30th, 1894.

Arranged by the Winfrith Farmers' Club.

Mr. R. B. White (Chairman of the Farmers' Club) in the chair.

About 30 present.

AGRICULTURAL HOLDINGS ACT.

Mr. J. Spicer expressed approval of the recommendations of the Special Committee of the Central Chamber of Agriculture for the amendment of the Agricultural Holdings Act, except certain particulars. As to fences and unduly mowing grass lands, the amendments suggested were not explicit enough. Then in "breaking "up old grass lands without the consent of the "landlord" he thought the words "permanent pasture" ought to be substituted for "old grass lands" as being more explicit. Then as to the maintenance of roads it ought to be specified that "occupation roads" were meant. He moved a resolution to this effect. It was seconded by Mr. Dorey and carried unanimously.

Mr. Passmore moved the following resolution with reference to the Ground Game Act:—"That, in the "opinion of this meeting, damages done by game and "rabbits around coverts should be made recoverable, "due notice to be given to the landlord or adjoining "owner in writing that such damage is being done." There could be no question that where landlords preserved

game in woods they should pay for the damage done to the surrounding farm land.

Mr. Boatswain seconded, and said it was especially objectionable when strangers had the shooting, and had a lot of keepers come and breed rabbits, &c., which did great damage to the farmer, who at present had no means of redress.

Mr. T. Duke spoke of the desirability of any remedial measures affecting adjoining owners as well as the farmer's own tenant. Farmers should also be able to claim compensation for damage done by birds as well as ground game.

Mr. Boatswain added that every landlord ought to be required by law to keep his game within his own preserves. The resolution was carried unanimously.

Mr. Bradfield referred to the question of railway rates. He said railway companies ought not to be allowed to charge more for transport to any intermediate station than to the terminus. For example, at Wool at present they paid 8*s*. 9*d* a ton for carriage of produce from Bristol, whereas the South-Western Railway Company took it past Wool Station, ten miles, to Dorchester, and 17, to Weymouth, running partly over another line, and yet delivered it at 7*s*. 6*d*. a ton—1*s*. 3*d*. less. The rates for short distances were too high. All the rates had been raised about 5 per cent. since 1892. He did not think that it was in the interest of the community that London and South-Western 100*l*. shares should stand at 193*l*. He moved:—"That in "the opinion of this meeting no railway company ought "to be allowed to charge more to and from any inter-"mediate station than to any further point on the same "system, even though that point be in competition "with other railways or with water-carriage; and that "the short-distance rates ought to be reduced."

Mr. Boatswain said manure, &c., could be sent from London to Dorchester and back to Wool for less than from London to Wool direct.

Mr. Chapman Saunders seconded, and the motion was carried unanimously.

The Chairman referred to the desirability of rates being raised on a more equal basis and of making other property than agricultural land pay a greater proportion of rates and taxes. There were many large and highly profitable businesses paying by no means as much as they ought, whereas a large area of land was rated up to the hilt, and had to bear rates for the poor, police, and asylums, "although the farmers did not "create half as many paupers, lunatics, and maimed "cripples as those engaged in the lucrative businesses "to which he alluded."

Mr. Chapman Saunders: Those who make those large profits ought to contribute more to the rates and taxes of the country than they do.

Mr. W. D. Kent said he thought that some of the rates should be equally divided between owner and occupier, as in that case the owner would find it to his interest to keep down the rates as much as possible. In the past the landlords, so largely represented on the rate-making and spending bodies, had not felt the burden of the rates which fell on the occupiers. Then there were rates for the benefit of the country at large for police, schools, and highways—which might well be paid out of the National Exchequer instead of local rates.

Mr. Pearce Edgcumbe moved:—"That rates should "be divided between landlord and tenant." This plan answered exceedingly well in Scotland. Then he thought that purely local taxes, such as the carriage, dog, and gun licenses, ought to be collected locally and not sent up to London, but devoted to local purposes, the relief of local rates.

Mr. Bradfield seconded.

Mr. Passmore observed that whether the rates were divided or not they would all have to come out of the land. He thought the poor rate ought to be collected just in the same way as the income tax.

Mr. Chapman Saunders: I think the foreigner ought to pay more of the taxes of the country.

Mr. W. D. Kent said the tenant should have more security in his holding. Many tenants had farms which they were not disposed to give up, which they had had for years, and for which they had a kind of family affection; but often, when they were not able to adjust matters with their landlords, they had the disagreeable experience of having to quit. He was not exactly in favour of land courts, but he should like some form of arbitration or valuation by which a sitting tenant could get redress without having to take the extreme step of practically throwing his farm into the market. He did not think that a man should be arbitrarily turned out of his farm so long as he was farming his holding with good husbandry.

Mr. Chapman Saunders said he did not think the county court judge was a properly qualified man to deal with agricultural disputes. He was against a land court.

Mr. H. Spicer observed that if landlords wished them to invest money in the land they must give them security of tenure in some shape or form.

Mr. W. D. Kent moved: "That some court of appeal "should be formed to which a tenant might apply, "without prejudice to his occupation, for a readjust-"ment of his rent, or for the adjustment of any other "grievances."

Mr. H. Spicer seconded.

Mr. Chapman Saunders said he approved of the motion with the exception of the fixing of rent coming within the purview of the court of appeal, which would come to mean a land court. He moved as an amendment: "That in the opinion of this club there "should be a court of arbitration established for the "settlement of disputes arising between landlord and "tenant."

Mr. T. Duke seconded the amendment. He did not think it a good thing to dictate to their landlords in regard to rent in the way proposed in the original motion. The landlords of the country as a rule had done what they could to assist them through a very troublesome time, and if they (the tenants) endeavoured to adopt arbitrary measures and take the rent question entirely out of the hands of the landlords, then the landlords might retaliate when their tenants were unable to meet their rent by politely requesting them to leave or to take advantage of what privileges they could obtain from the law. If a tenant was not man enough to settle about the rent he was not fit to have the farm.

On a division being taken, Mr. Kent's motion was carried, five or six voting for it, but several members abstained from voting.

The Chairman moved: "That it is desirable, in the "interest of agriculture, as well as in the interest of "the industrial community at large, that the British "Government should intimate to other European "Governments, and to the United States, its willing-"ness to enter into a convention for the free coinage "of silver at a fixed ratio with gold."

He observed that he became a bimetallist on attending the great conference in London two years ago. He thought he then discovered that they were suffering to a great extent through gold having so increased in value as to have much greater purchasing powers in comparison with silver.

Mr. Pearce Edgcumbe seconded the motion. For years, he said, he had puzzled his brains to find out the real cause of the bad times. At first he thought it might be bad seasons or overproduction; but about two years ago he came to the conclusion that the sorry plight in which farmers found themselves was mainly due—indeed, almost entirely due—to the stoppage of the free coinage of silver. The depression had directly, he thought, one cause only—low prices. Nine persons out of ten said that everything would be right if only prices were not so low. The only two remedies for this state of things appeared to him to be—first, protection, and secondly, the free coinage of silver. But protection could not be regarded as practicable, because only the agricultural classes, who were a small minority, would be in favour of it, and all others against it. They remembered, most of them, the "terrific row" there was when it was proposed to reimpose the tax on imported corn, and when in the riots one man lost his life in the streets of Dorchester. They knew how hopeless it was for them to try to get protection, and therefore he said to them, "Do not try for what you "cannot get, because you are only destroying your "chances of getting what you can get—this free "coinage of silver." All the great manufacturing classes in the North of England—in Lancashire, at Manchester, for example—wished to have silver coined freely again just as much as they did, and they would not, in going in for the free coinage of silver, be one class with all the consumers against them, as in the case of protection, but they would be one of many classes all striving to attain the same end. He asked them all to call to mind the times from 1850 to 1875. They had free trade then, but it did not hurt them. They made money and prospered. It was during the last 20 years that trouble had come; not all at once, but gradually, getting worse year by year. Prices steadily fell, and things, as they knew too well, went

from bad to worse. He dated the beginning of the trouble to 20 years ago, and they could put their finger on 1873, and say that in that year the free coinage of silver in Europe ceased, and it was from that time that the gradual decline in prices could be traced. They often heard talk of the "fall in silver," but that was not correct. Silver had not fallen; it was gold that had gone up. This question was one of the utmost importance to the country, and especially to the agricultural industry.

Mr. Ilbert invited the club to make a definite expression of their opinion upon the subject.

Mr. T. Duke said he believed that of the most eminent financiers in England some were for bimetallism and some against. It would seem that unless it was adopted by the whole world the system would be of no use to them. He wished to know why, if bimetallism was to have the same effect as protection in enhancing prices, it should be deemed so much less objectionable. Personally he was not in favour of protection, as he did not think it would have the effect of raising prices.

Mr. Pearce Edgcumbe said that they had now protection for gold, and they wanted free trade for silver. The great rise in gold had broken nearly all the Australian banks, because they were by the rise in gold pledged to send them in England twice as much produce as they did 20 years ago in order to pay the sovereign which they owed to them in England. It was all very well for the bondholders, but it was ruining the foreign producer, and the English producer, too. The present state of things was this: Protection, instead of being applied to the produce, was applied to the precious metal, and had driven up the price.

The resolution was carried with but one dissentient.

APPENDIX D. 1 (*c*).

NOTES of PUBLIC MEETING at DORCHESTER, June 6th, 1894.

Mr. F. E. Pope in the chair.

About 200 present.

The Assistant Commissioner having invited evidence and expression of views,

Mr. G. Wood Homer referred to the burdens on land. He said if all the charges on the land were added together, an acre of land had to pay to the Government or somebody else, before either the landlord, farmer, or labourer could touch a penny, a charge of something like 10*s*. an acre: and the rental of land in this county and neighbourhood did not, he supposed, exceed 15*s*. an acre. It was utterly impossible to expect the other half, with such a burden on it, to maintain landlord, farmer, and labourer; and if the present system of increasing the burdens on the land continued, some of them were bound to go to the wall. They recognised the impossibility of obtaining the introduction of a general system of protection. Because, first of all, those engaged in the agricultural industry were by no means agreed that a return to the system of protection would be for their good, and those who did think so, the producers, were so small a minority in the country that it would be utterly impossible for them to carry it.

Mr. Hillier (a Dorchester artisan) asked whether he understood Mr. Homer to say that the average rental of land in Dorset was 15*s*. an acre, as he paid nearly 8*l*. an acre for his allotment.

Mr. Wood Homer: I suppose your acre is worth about eight times more than the average of land.

Mr. J. Wyatt said: If they got relief in one way they were sure to have it put on in another. At present they in the country had to contribute towards the paving, widening, and watering of the streets in the towns. If land formerly worth 15*s*. an acre were even given to them free they could not till it at a profit. They would have to grass down the poorest parts of the farm, and the farm blacksmiths, carpenters, and other hands would have to go and seek a living elsewhere. Without some kind of protection, poor land must go out of cultivation. The Government should adopt some sliding scale to bring the price of wheat up to about 20*s*. per sack.

Mr. Coleman (Broadmayne) said that during the last twelve months the farmers had made no rent whatever. They took the land at what they considered its full value, and he thought the land was let at as low a rent as it could well be. Where they were unfairly burdened was on the maintenance of the main roads. The district roads they were willing to put up with. Millers get their corn from abroad free of duty, and dragged it to their great roller mills over the main roads without having to pay a charge. But if the farmers came into the market they had to pay. If they brought a basket of vegetables into the town they had to pay for it. Last year farmers could barely get three sacks an acre out of their corn land. He worked as a tenant farmer 12 or 15 hours a day, and yet got nothing for all his labour.

Mr. Toms (Lulworth) thought that the cost of maintaining the highways ought to be paid from the National Exchequer and not out of local rates. Thereby the agriculturist would be relieved, and the men who smoked and drank would have to pay. At present very many who enjoyed the use of the roads paid nothing towards them. The county police, too, should be paid from the National Exchequer and not from the rates.

Mr. F. E. Pope having to leave, Mr. Wood Homer was moved to the chair.

Mr. Pearce Edgcumbe pointed out that if the rates were taken off the locality and paid by the central government it would be very difficult to exercise economy. There would be no motive locally to keep down the various expenses, and if the suggestion were adopted he was afraid that the country would soon come to a terrible pass. And after all it would not benefit the tenant farmer. It would, however, benefit the landlord, for of course if the rates were taken off the land the tenants could afford to pay more for it, and rents would be higher. It was an absolute certainty. The lower the rates the higher would eventually be the rent. The change might benefit the sitting tenants for a few years, but when the tenancies came to be renewed it would mean the putting of hundreds and thousands of pounds into the landlords' pockets. (A voice: Have a land court.) He did not see how a land court was to assist them, because it was clear that if the charges on the tenant were lighter the rent could be heavier. He believed that the difficulty was due, not so much to rates as to low prices. If they went into the county figures they would find that the rates were higher 10, 12, and 15 years ago, and of late they had received large grants in aid from the Government which had reduced the rates, but when they were higher the farmers were able to pay them and did very well. With corn selling at present prices they would get little relief by tinkering with their rates. They wanted better prices, and there were only two ways in which they could get better prices—one, protection, which they did not think they could get, and the other the free coinage of silver. Those of them interested in finance knew that the stoppage of the free coinage of silver was flooding their markets with the cheap labour of the East, and stopping the manufactures in the north of England. Millions in India and Russia were sending them corn at half the prices which ruled 15 or 20 years ago. He would say to them: "If you like to proceed "on the lines of continental countries and have pro-"tection, go for it. If you are satisfied that you "cannot get it go for the free coinage of silver, but do "let us go for something that will give us better "prices."

Mr. Wood Homer thought bimetallism was a most complicated subject and there was a great difference of opinion upon it. He thought it would be difficult for a farmer without a careful study of the subject to express an opinion either for or against it.

Mr. G. P. Symes said if that suggestion for the rates to be borne by the Imperial Exchequer were adopted the people in the towns would at once demand the same privilege for themselves and say, "Why should we pay "rates and taxes in the towns while those on agricul-"tural land are borne by the Imperial Exchequer?" Why should townsmen have to pay poor rates and

school rates? In Dorchester the rates ran to about 25 per cent. of the rent. In Weymouth they amounted up to about 30 per cent. If every charge was to be taken off the land and put on the Imperial Exchequer the townsmen would say, "Let us have fair play all round." He quite agreed with Mr. Pearce Edgcumbe that such a suggestion was impracticable. It would cause a perfect revolution in finance, and lead to wanton and reckless expenditue, and after all, as Mr. Pearce Edgcumbe had pointed out, it would simply benefit the landlords and not the tenant farmers in the slightest degree.

Mr. Ellis, of Grimstone, who said that he had worked on the soil, suggested a horse or wheel tax, with agricultural horses exempt, and that brewers should be compelled to brew with English malt and hops.

Mr. H. Spicer: How about bicycles?

Mr. Ellis: Let us have a tax on them too.

Mr. Wood Homer replied to some of the objections made. Mr. Pearce Edgcumbe had said that if the proposal were carried out things would come to a terrible pass; but so far as agriculture was concerned it could not be much worse. As to the grants in aid of local taxation Dorset got an increase in round numbers of 20,000*l.* a year, but upwards of 10,000*l.* a year of that had been absorbed by the increased charge for urban roads; and other charges had swallowed up all that sum, and the county rates, instead of being reduced, had gone up from 5*d.* in the pound to 8¼*d.* now. Thus these grants in aid had done them no good, because accompanied by increased liabilities. Tenants, landlords, and labourers should unite for the interests of the land, and the first thing to do was to clear away some of the charges imposed on the land at the time when it was the only property on which it was possible to gather anything. There were tens of thousands of persons in receipt of large incomes who paid nothing but a small income tax, while the land was paying something like 10*s.* an acre to national charges.

Resolved *nem. con.*, "That in the opinion of this meeting it is grossly unfair that our heavily burdened land should have to compete on equal terms with the lightly taxed lands of new countries. That we recognise the impossibility of the introduction of a general system of protection, we consider that the present oppressive burdens on land in this country should be removed or lightened. And that in the opinion of this meeting the Government should take over the entire burden of maintaining the aged poor, of providing homes and maintenance for pauper children, of all charges for the public roads (all highways exclusively used by the public being made main roads) of all charges for the administration of justice, and of all charges for elementary education."

Mr. Coleman then moved: "That in the opinion of this meeting there should be a considerable reduction of duty on all ale or beer brewed from British-grown barley or hops, and an extra duty imposed on foreign produce used in brewing."

Mr. J. S. Tuck seconded.

Mr. Little objected to the first part of the motion, as he maintained that the tax on beer brewed from English barley was not excessive, the brewers getting a fair profit. But the liquor brewed from foreign produce and saccharine yielded a much larger profit, and as the brewers contributed but a very small proportion of their turnover to the taxation of the country they should be compelled to pay a heavier duty on their brews from other material than English malt and hops.

Mr. T. Atkins pointed out that the only way of dealing with foreign barleys would be to tax them at the port of entry, and that would mean protection, for inland it would be extremely difficult to discern between the British and the foreign.

Mr. Little's objection was approved by the meeting, and eventually Mr. Coleman's resolution was carried without dissent in the following form: "That in the opinion of this meeting an extra duty should be levied on all foreign produce used in brewing."

Mr. Pearce Edgcumbe then moved: "That it is desirable, in the interests of the country, that the British Government should enter into an International agreement for the free coinage of silver on a fixed ratio." It was, he said, due to the appreciation of gold that they were being flooded by the cheap products of other countries, and as long as they refused to coin silver cheaply they would continue to be flooded with corn imported at from 20*s.* to 22*s.* a quarter. He noticed in the "Financial News" that there were 5½ million quarters of wheat actually on the sea to Europe at the present moment. Small measures of relief, such as those mentioned that day, might enable farmers to rub along to a certain extent; but a radical remedy for the depression could be found only in better prices, and the free coinage of silver was the only practicable means of restoring the good old times.

Mr. Little seconded the motion. He said that though he did not profess to fully understand the question, he could see how the English sovereign was at a premium in India, Russia, and other silver countries, owing to the appreciation of gold, and how, consequently, the free coinage of silver would raise the price of corn in England.

The resolution was carried without dissent.

Mr. W. Mayo moved and Mr. S. Vine seconded: "That failing the taking over of the roads by the Imperial Government a wheel tax should be imposed, and the proceeds applied for the relief of local burdens."

The motion was carried by a considerable majority, four hands only being held up against it.

Mr. Little then moved: "That this meeting of agriculturists wish the Agricultural Holdings Act amended so as to give greater security of tenure, free cultivation of the land, and free sale of produce."

By this time many had left the meeting, only about 30 remaining.

Mr. Reed suggested that to this motion should be added the words, "and compensation for all improvements, whether consented to by the landlord or not."

Mr. S. Vine: Shall they be necessary improvements? If we adopt that we shall be driving somewhere!

No one seconded Mr. Reed's rider, but Mr. Vine seconded the original motion which was carried without dissent.

APPENDIX D. 1 (*c*).

Notes of Public Meeting at Blandford, June 9th, 1894.

The meeting was convened by the Blandford Farmers' Club.

Mr. H. J. S. Tory (Chairman of the club) in the chair.

About 80 present.

The Chairman said: No one would deny that the present was a very grave time for the agricultural interest, and they were all anxious to see things improve. He was sorry to see there were very few owners of land present. Had those owners nothing to put before the Commission? Was their interest not at stake? He supposed not, as he could not in any other way account for their absence. In his opinion, however, their interest was very much at stake, and he thought the landowners should come forward much oftener than they did to support the tenant farmers in their endeavours to do what they could to alleviate the depression which was hanging over agriculture.

Sir Charles D'Oyly stated he was not a landlord, a tenant farmer, or a labourer; but he was very much interested in the national industry of agriculture, and the card sent him invited all interested to attend. Therefore, as he had paid some attention to the subject of what was generally known as bimetallism, and as he was perfectly certain bimetallism was entirely connected with agriculture and the prosperity of the country generally—and particularly of the agricultural interest—he thought he was morally bound to do all he could as a neighbour to help them in the dilemma in which they were placed. No doubt there were many subordinate questions included in the question of the present depression. For instance, he thought that the heavy incidence of taxation falling on the land was neither just or equitable. There were many other grievances, but they were co-existent with the time when they had the

greatest prosperity in agriculture. Now acres and acres were lying uncultivated, farmers unable to pay their way, landlords bound to lower their rents, and the agricultural labourers suffering either from a diminution of wages or from the want of employment. There were many factors in the depression, but he maintained that the chief was the fault of the currency laws. After speaking at considerable length he moved, "That this meeting "is of opinion that a change in the currency laws is "desirable, in order to counteract the baneful conse-"quence of the great and continuous fall in the prices "of commodities." Mr. S. Groves (farmer) seconded.

Mr. Jonas Mitchell (farmer) said, wheat at the present time was lower than it had been since 1890. In his opinion the cause of that was the great purchasing power of English gold in foreign markets. In Argentina an English sovereign would purchase wheat which, in the English market, would be worth 3*l*. Russian barley was selling in this country at 11*s*. 9*d*., and the Russian grower got the equivalent of 1*l*. for it. Wheat was, therefore, brought to this country and sold at a great advantage over the home grower. Unless the currency was changed the English farmers would be driven from the market and the labourers would fall with them.

Mr. W. E. Brennand said the remarks of Sir Charles D'Oyly had impressed him very much, but he should not like to commit himself to the resolution, as it bound them entirely to the fact that the currency ought to be changed. He believed many of them had not fully considered the question, and therefore they should not commit themselves entirely to the resolution as it stood. He would, therefore, move as an amendment: "That this meeting is of opinion that the currency "question requires further consideration with a view "of ascertaining how far the inequality of the cur-"rency system in various countries affects the present "depression in commerce." This, however, was not seconded, and the resolution was carried, only one hand being held up against it.

Mr. H. Ford said he was more in favour of a system of protection than of bimetallism. He could not see how they could be called Free Traders when all other countries were Protectionists. He moved: "That in "the opinion of this meeting the cause of depression "in agriculture is the lowness of prices, caused by "foreign competition, and the only effectual remedy "is to introduce a system of protection."

Mr. J. Lockyer seconded, and in doing so said at the present price of corn it was impossible to grow wheat at a profit. If they could not grow corn, the only thing for them to do was to lay down the land to grass, which would mean still less employment for the labourers.

Mr. G. Good thought there should be a sliding scale on corn and flour imported into the country.

Sir Charles D'Oyly pointed out that Protectionist countries like Germany were also suffering, but he could not see how they could be termed Free Traders whilst there was not reciprocity.

Mr. H. W. Parker moved as an amendment to Mr. Ford's proposition: "That in the opinion of this meet-"ing it is grossly unfair to have to compete with the "lightly taxed lands of new countries; that we recog-"nise the impossibility of the introduction of a general "system of protection; and that we consider the "present oppressive burdens upon land should be "removed altogether or lightened." He believed that resolution had been passed at other meetings in the county, and he hoped they would pass it and thereby show a solid opinion in the county.

Mr. E. W. Cave seconded the amendment.

Mr. G. E. Woodhouse contended it was utterly impracticable to try and take all the burdens off land, and he thought the last clause of the amendment should be left out. He thought it was not an amendment.

Mr. S. Groves supported the amendment.

The Chairman ruled the last part of the amendment out of order, upon which Mr. Parker withdrew the whole of his amendment.

On being put to the meeting Mr. Ford's resolution was lost by 15 votes to 12.

Mr. Parker then proposed his former amendment as a substantive motion, which Mr. Cave seconded.

Mr. Woodhouse proposed that the words "removed altogether" should be left out of the resolution. Unless people raised the money he did not think they would have a voice in the spending of it. They had no conception of the difficulties they were incurring. When money was taken from the Government too often they were not so very particular how they spent it. If it was to vote a pension from the Government they smiled and paid it away, but if it was a sixpence for an old woman, and that sixpence came from the rates, they quibbled about it for a long time. If they passed that resolution he thought they would take a leap into the dark.

Mr. H. S. Senior seconded the amendment. He thought it perfectly absurd to ask that all the taxes and rates should be taken off land. Land must be taxed in proportion, but at the present time it was taxed out of all proportion.

On being put to the meeting 18 voted for amending the resolution and 12 against. The resolution as amended was then put and carried, 21 voting for and none against.

The Chairman then introduced several other questions which he said, though small, required to be altered. He thought something should be done to reduce the highway rates, which should be placed on such a basis that those who used the roads should pay for their repair. In his own parish (in Blandford Union) the rates were, in 1891, 1*s*. 7¾*d*. in the pound, in 1892, 1*s*. 10*d*., and in 1893, 2*s*. 6*d*. He contended in this respect the urban districts benefited at the expense of the rural. He also advocated an amended Agricultural Holdings Act with a greater freedom of sale and cultivation. The Adulteration Act should be more rigidly enforced, especially with respect to ale and beer, which should only be brewed from barley, malt, and hops. The question of railway rates was also an important one, and the rates granted in some cases were most unfair. He pointed out that owing to the competition brought about by there being two lines at Dorchester, persons could send produce cheaper to London from that place than he could from Wimborne. Foreign meat and other foreign produce should be marked as such. The transfer of land should be cheapened and made more easy. He objected to the manner in which the corn averages for tithes were taken, contending that the average price of all corn grown on the farm should be taken as the basis. Tithe should be based on an annual, not a septennial, average. Speaking of the depression, he said at Sturminster Marshall there were 10 able-bodied men out of work in the month of June, which perhaps had never been known before. The only remedy granted to farmers so far had been a little reduction in their rents by some of the landlords. In the case of arable farms, however, that reduction had not been sufficient.

Mr. Good said the manner in which the averages on which tithes were paid were taken was unfair, but he did not agree to fixing the tithe on an annual average.

Mr. J. Mitchell thought the money voted for technical education was a great waste, and it should be put to some better use.

Mr. Brennand said the things mentioned by the Chairman appeared small in themselves, but amounted to a great deal in the aggregate. As to the question of freedom of cultivation and sale, in some leases he had drawn the only stipulation was that for the last two years the landlord should have his say. As to the railway rates it seemed to him that Parliament was ruled by the railway lords. With reference to the transfer of land he did not see there was any grievance applicable to Dorset. There was so very few transfers made, comparatively speaking, in that, he was going to say, landlord-ridden county of Dorset. It was almost typical of the county that the land was held in a few hands, consequently there were very few sales.

Mr. Lockyer said that plants which were indigenous to the soil, such as watercress and mushrooms, ought to be better protected by law. He thought persons should no more be allowed to take them from a farm than they should to go into a person's garden and cut a cabbage. He could make more out of his watercress than he had to pay towards the highways.

Mr. Ford advocated the protection of the plover, which was about the only bird which did the farmers any amount of good. He gave an instance in which a person had been heavily fined for taking partridge's eggs, whilst at the same time the eggs of the plover, which was the farmer's friend, were considered a delicacy, but in no way protected.

A committee was appointed, at the request of the Assistant Commissioner, to give evidence in detail.

APPENDIX D. 2.

RESOLUTIONS passed at PUBLIC MEETINGS held by the ASSISTANT COMMISSIONER in DORSET.

BERE REGIS, May 29th, 1894.

1. That the farming of arable land (especially on the old-four course system) has become absolutely unprofitable on account of the low prices of produce.

2. That the sowing down of arable land to grass, long leys, or permanent pasture, is an uncertain and doubtful cure for agricultural depression, though in some cases some improvement on continuous cultivation. We cannot look forward to the result of these systems with satisfaction, as it is evident that the production of the country will be less, and our villages will be to a certain extent depopulated.

3. That it is grossly unfair that our heavily burdened land should have to compete on equal terms with the lightly-taxed lands of new countries. That recognising the impossibility of the introduction of a general system of protection, we consider that the present oppressive burdens on land in this country should be removed or lightened.

4. That the Government should take over the entire burden of maintaining the aged poor, of providing homes and maintenance for pauper children, of all charges for public roads, of all charges for the administration of justice, and of all charges for elementary education.

5. That there should be a considerable reduction of duty on all ale or beer made from British-grown barley and hops.

6. That the laying down of permanent pasture should be transferred to Part III. of the schedule of the Agricultural Holdings Act.

7. That "Improved condition and cleanliness of "holding, due to continuous good farming," should be added to Part III. of the schedule of the Agricultural Holdings Act.

WOOL, May 30th, 1894.

1. That this club agrees with the recommendations of the committee of the Central Chamber of Agriculture on the Agricultural Holdings Act, except that the recommendations as regards making of fences, unduly mowing grass lands, breaking up of old grass lands, and neglect of roads should be made more explicit.

2. That damages done by game and rabbits around covers should be made recoverable, due notice to be given to the landlord or adjoining owner that such damage is being done.

3. That no railway company ought to be allowed to charge more to and from any intermediate station than to any further point on the same system, even though that point be in competition with other railways or with water-carriage, and that the short-distance rates ought to be reduced.

4. That all rates should be equally divided between owner and occupier.

5. That some court of appeal should be formed to whom a tenant might apply, without prejudice to his occupation, for a re-assessment of his rent or for the adjustment of any other grievance.

6. That it is desirable in the interests of agriculture, as well as in the interests of the industrial community at large, that the British Government should intimate to other European Governments and to the United States its willingness to enter into a convention for the free coinage of silver at a fixed ratio to gold.

DORCHESTER, June 6th, 1894.

1. That in the opinion of this meeting it is grossly unfair that our heavily burdened land should have to compete on equal terms with the lightly taxed lands of new countries. That we recognise the impossibility of the introduction of a general system of protection; we consider that the present oppressive burdens on land in this country should be removed or lightened; and that in the opinion of this meeting the Government should take over the entire burden of maintaining the aged poor, of providing homes and maintenance for pauper children, of all charges for the public roads (all highways extensively used by the public being made main roads), of all charges for the administration of justice, and of all charges for elementary education.

2. That in the opinion of this meeting an extra duty should be levied on all foreign produce used in brewing.

3. That it is desirable in the interests of the country that the British Government should enter into an International agreement for the free coinage of silver at a fixed ratio.

4. That failing the taking over of the roads by the Imperial Government a wheel tax should be imposed, and the proceeds applied for the relief of local taxation.

5. That this meeting of agriculturists wish the Agricultural Holdings Act amended so as to give greater security of tenure, free cultivation of the land, and free sale of produce.

BLANDFORD, June 9th, 1894.

1. That this meeting is of opinion that a change in the currency laws is desirable in order to counteract the baneful consequences of the great and continuous fall in the prices of commodities.

2. That in the opinion of this meeting it is grossly unfair to have to compete with the lightly-taxed lands of new countries; that we recognise the impossibility of the introduction of a general system of protection, and that we consider that the present oppressive burdens on land should be lightened.

APPENDIX D. 3.

BLANDFORD FARMERS' CLUB, DISCUSSION ON AGRICULTURAL HOLDINGS ACT, May 24th, 1895. (From the "Dorset County Chronicle.") (*See* par. 55.)

A discussion took place on the recommendations of the Agricultural Holdings Act Committee of the Central Chamber of Agriculture. The various amendments suggested by the committee with respect to the Act were read by the Chairman, who said it was recommended, with respect to the clause for compensation for unexhausted improvements, that the erection or enlargement of buildings should be scheduled amongst improvements to which the consent of the landlord was necessary. He was afraid if a tenant had to get the consent of his landlord for every building he wished to erect, the tenant would not get very many. He thought that item should be scheduled in Part II., which included improvements in respect of which only notice to the landlord was required.

Mr. H. S. Senior agreed with the recommendation of the committee, as he was of opinion some might wish to put up buildings which would be no earthly use to the landlord or his incoming tenant.

Mr. G. Richards was of opinion it would be a most unfair thing for a tenant to put up all kinds of buildings, and then saddle his landlord with the cost, because they would never get two tenants to agree as to the whole of the buildings required on a farm.

Mr. Galpin took the same view of the case.

No resolution was arrived at on this recommendation. In another amendment the committee scheduled eight improvements, of which notice should be given to the landlord before the quitting tenant could make any claim. Amongst these was the laying down of permanent pasture.

Mr. Senior thought that notice with respect to this was unnecessary.

The Chairman pointed out it was not necessary to get the landlord's consent, but notice of the intention to lay it down to pasture must be given.

Mr. Rogers asked, if notice was given and the pasture laid down, could the tenant plough it up again.

The Chairman said if they did they could not claim for it as permanent pasture.

Mr. Richards thought the clause should be left out. When a man laid down land to pasture he did so thinking it would best serve his purpose. He could plough it up again if the incoming tenant or the landlord did not wish to take it.

Mr. Senior proposed that the clause should be left out, as it tied the hands of the tenant to a certain extent. This was seconded by Mr. Richards.

Mr. Rew thought it would be rather a sweeping measure to strike all reference to permanent pasture out of the Act.

Mr. Richards did not think it would be fair to the landlord for a tenant to lay down the whole farm to pasture at his own will. When a tenant laid down a piece of land he had his remedy, if it was not desirous that it should remain, by breaking it up.

Mr. Galpin pointed out it would be optional on the part of the valuer to determine whether the pasture laid down by the outgoing tenant was an improvement or not. If they did away with all reference to it under the Act, it would be difficult to say if a tenant would be able to claim at all, and in many places permanent pasture was a great advantage to an estate.

Mr. Senior said his experience was that land laid down to pasture was of very little value as arable land.

Mr. Galpin pointed out some of the land laid down was the best on the farm, and very valuable as pasture. He proposed that the clause be removed to Part III.

Mr. Rew suggested that a threat to plough up permanent pasture was not a satisfactory way for a tenant to obtain compensation for it.

The proposition of Mr. Senior was carried by ten to six.

The Chairman then drew attention to clauses under Part III. which dealt with improvements for which the consent of the landlord was not required and no notice necessary. He particularly mentioned those clauses which dealt with the feeding of cake, or other stuffs, not produced by the holding, by horses exclusively engaged or kept on the holding. He thought the words "exclusively engaged or kept" were liable to lead to disputes in the event of a man combining another business, for which horses were used, with that of farming.

Mr. Drake thought the clauses should stand, as the words were introduced to prevent fraud.

Mr. Richards thought the clauses introduced a very important alteration in the Act. Up to the present time it had not been customary to allow compensation for the consumption of corn by working horses, or the consumption of corn produced on the holding. He did not see any objection to the innovation, but the great difficulty lay in obtaining satisfactory evidence of the amount of stuff fed. If they were going to claim for the whole of the corn fed by the working horses it would make it much more expensive for a person to enter a farm. From the sitting tenant's point of view it might be a very good thing, but in the long run it might do darm.

The Chairman said they must not lose sight of the fact if the sitting tenant fed the corn on the land the ingoing tenant got the benefit of it.

Mr. Richards agreed with the Chairman so far as cattle, sheep, and other stock were concerned, but pointed out that horses had to be kept for the purpose of draught, and to work the farm, and he did not think that corn eaten by them should be included.

Mr. Senior pointed out that manure from working horses was left on the roads and all over the place. He did not think it was right to saddle the incoming tenant with the value of manure left they knew not where.

After some further discussion Mr. H. Ford proposed that the words "working horses" should be struck out of the clause, as working horses were not kept to improve the farm like cattle and sheep.

Mr. Drake seconded, and it was agreed to. The question of compensation to landlords for dilapidations was then discussed. One of the things scheduled in the Act under this heading was "the loss of manure "by hay, straw, roots, or green crops removed off the "farm without the written consent of the landlord, or "without previous security being given that equivalent "manurial value has been, or will be, brought on the "holding, and if required, vouchers for same produced "at the next rent audit, provided that no removals of "hay, straw, roots, or green crops, being the last year's "produce, shall take place, except with the written "consent of the landlord."

Mr. Digby said he believed the landlord at present was not able to claim for loss of manure by the sale of crops for more than two years previously, and no further power in this direction ought to be given. He did not think there was any chance of such power of that sort being extended, and he should do his best for the interests of the tenants with regard to it. It was to the interest of landlords, and he spoke as one, to encourage manure being brought on the land. (Applause.)

Mr. Drake moved that the clause should be altered so that the landlord's claim should not extend further back than two years.

As an amendment Mr. Parker moved, and Mr. Lockyer seconded, that the clause remain as read, with the addition at the end of it the words "or providing "an equivalent manurial value." This was carried by nine votes to two.

Mr. E. H. Smith suggested that the question should be reopened for discussion, as he did not think members knew what they were voting for.

A short discussion followed, but no further action was taken in the matter.

APPENDIX D. 3.

Milborne St. Andrew Farmers' Club. (*See* par. 55.)

Agricultural Holdings Act Amendment.

At a meeting of the Milborne St. Andrew Farmers' Club, held at Milton Abbas on Monday, 21st May 1894, the following resolution was unamimously passed:—

"That this club, whilst cordially approving of many of the recommendations of the special committee appointed by the Central Chamber of Agriculture, wish respectfully to express their earnest desire that the recommendations should be amended in the following respects:—

"Place No. 9 of Part I. under Part II. (making fences).

"That No. 34 of Part III. be more clearly defined (not otherwise compensated).

"In 19 (Record of Holding) 1. To add after the words 'scheduled form," with its equivalent in money 'value for or against him.'

"That No. 1 of clause 20 be omitted (unduly mowing grass lands).

"That No. 2 be defined as growing more than half the arable land with corn in the last year of tenancy.

"No. 3. That the word 'unduly' be inserted after the word 'rendered.'

"That in No. 4 the words 'permanent pasture' be inserted instead of the words 'old grass land.'

"No. 5. (neglect of gates and fences) Add words 'where a tenant is liable by agreement.'

"No. 6. That 'neglect of roads' be defined as 'occupation roads.'

"No. 7. Add the words 'by agreement.'

"No. 9. Omit the word 'custom.'

"No. 10. That all the words after 'farm' be omitted and the following be inserted, 'during the last 'year of tenancy.'

"No. 11. Omit the word 'letting' and amend the next clause as follows: 'That landlords' period 'of time for claiming for waste or breach be 'reduced to one year.'

"This club wishes most earnestly to press on the Central Chamber the necessity of extending to tenant farmers the principles of 'freedom of cultivation and 'free sale of produce,' except in last year of tenancy, and also by giving tenants greater security in their holdings by awarding them compensation for arbitrary or capricious disturbance, viz., evicting a tenant as long as he paid his rent and cultivated his land in a husbandlike manner."

APPENDIX D. 4 (*a*).

Synopsis of Evidence from Committees in regard to Particular Districts.

APPENDIX D. 4 (*a*)

Synopsis of Evidence from Committees in regard to Particular Districts.

Name of Body	Winfrith Farmers' Club.	Milborne St. Andrews Farmers' Club.	Committee appointed at Blandford Meeting.	Meeting of 16 Farmers at Wimborne.	Meeting of four Farmers and one Agent at Beaminster.
District	Dorchester and Wareham Union.	Parts of Wareham, Dorchester, Carne, and Blandford Unions.	Ten Miles round Blandford.	Wimborne District.	Beaminster District.
1. What are the special characteristics or features of the agriculture of the district or estate?	All	All, mixed	Corn growing, sheep breeding, and dairying.	Corn growing, dairying, sheep breeding.	Stock-breeding, dairying, corn growing.
2. What are the different descriptions of soil?	Various; but more inclined to be light.	Vario us, mostly chalk	Chiefly on chalk and gravel	North of Wimborne, on the chalk South of " " sand and gravel. From thinnest possible soil to heavy clay.	Very varied. Heavy clay in Vale of Marshwood and Halstock. Stone-brash, sand, gravel and flint mainly. Netherbury Parish loam.
3. What is the average size of—					
(*a*.) Estates	500 to 5000	From 7,000 to 15,000 acres	About 6,000 acres	Large (6,000 to 9,000 acres)	Small landowners.
(*b*.) Farms	600, or about	From 100 to 1,000 acres	400 to 500 acres	About 500 acres (from 100 to 1,000).	Probably about 50 to 200 acres typical farms. Few larger farms, but very few over 300 acres.
4. How are estates held—by absolute or limited owners?		Mostly limited owners			Absolute.
5. What is the general condition of estates as regards—					
(*a*.) Buildings	Fairly good	Fairly good	Fair in the majority of cases; inadequate in others.	On the large estates fairly good; on others bad.	Inferior generally, and buildings old-fashioned.
(*b*.) Farm-houses	More good than bad	Do.			
(*c*.) Labourers' cottages	Room for improvement	Generally good; few very bad	On some estates very good; on others very bad.	On the small farms a scarcity of cottages.	Not up to date. New cottages very good.
6. Have improvements been effected since 1881? If so, to what extent, and do tenants pay interest on capital expended by landlords on such improvements?	No	Not to any great extent. Yes	No.	In very few instances; the inclination is the other way. Tenants have great difficulty in getting ordinary repairs done.	Not much to sitting tenants.
7. How are farms usually held—by lease or under agreements? With what conditions or restrictions? Are conditions or restrictions strictly enforced during the whole of the tenancy?	Yearly agreements mostly. No.	Yearly agreements. Four-field generally. No free sale of hay or straw.	Yearly agreements; no	Yearly agreements mostly. Four-field system. Not more than half arable in corn.	Very few leases left; when they expire no inclination to have renewed.
8. Have there been many changes of tenancy since 1881?	Yes	Very numerous	Yes	Yes many	Yes, not so many as in some parts.

9. Have many farmers become bankrupt since 1881?	Yes	Yes, and a great many more on the verge.	Many compositions with creditors	No	No; some have left in difficulties.
10. State average rent per acre of farms in district or on Estate.	From 15*s.* to 25*s.*	From 15*s.* to 25*s.* mixed farms; from 30*s.* to 50*s.* dairy and grazing farms.	15*s.* (from 5*s.* to 40*s.*)	16*s.* to 1*l.*	From 18*s.* mixed farms; 2*l.* for small dairy farms (100 acres); 2*l.* to 4*l.* small holdings of 30 to 40 acres.
11. Is the rent in all cases a fixed money payment? If not, state exceptions.	Yes	Yes, entirely.	—	—	—
12. What reductions or remissions of rent have been made since 1881?	Very little	Temporary abatements from 10 to 20 per cent. in some cases.	Average 30 per cent.	From 10 to 35 per cent.	With the exception of a few cases, which can almost be counted on the fingers of one hand, a paltry 10 per cent. In one exception, referred to, it has been 25 to 40 per cent.
13. Are there farms unlet? If so, has the number lately increased, and to what extent?	Yes. Still increasing	Yes, and still increasing	Very few	Only two or three known	No.
14. Are tenants under the Agricultural Holdings Act, or under agreements in substitution therefor? If under agreements, state conditions as to claims for unexhausted improvements?	Not so. Left to valuers	Agreements. Varied, and not much in favour of an outgoing tenant.	Under agreements	Under agreements	Under the Act.
15. Are there any complaints as to the working of the Agricultural Holdings Act, and do tenants (not under agreements) on quitting, usually claim under it?	Yes No.	Quite a dead letter; tenants recognising it only as a means of being fleeced.	Yes; no finality, *i.e.* too great facility for appeals. No.	Plenty; do not usually claim under it but Act often forms basis of quitting.	Yes.
16. What are the usual claims of outgoing tenants as to produce, growing crops, acts of husbandry, and farmyard manure?	Settled by agreement	Only as by agreement	Tillage and manures paid for; manure left.	—	—
17. To what class of persons is the management of estates usually entrusted?	Large firms; some not too well informed on agricultural matters.	Non-resident agents and lawyers; mostly large firms.	Resident agents	Resident land agents	Land agents and solicitors.
18. Has the general state of farming improved or deteriorated since 1881, as regards—					
(*a.*) Cleanliness and condition of land.	Not as good	Improved where farmers have not lost their capital.	Fairly maintained	Deteriorated	Deteriorated
(*b.*) Breeding and management of stock.	Improved	Ditto	Improved	Sheep improved; cattle deteriorated	About the same.
19. Are farms generally well provided with implements, live stock, &c.?	Yes	Yes, generally	Yes	Yes	Cattle about the same; sheep decreased.

Name of Body	Winfrith Farmers' Club.	Milborne St. Andrews Farmers' Club.	Committee appointed at Blandford Meeting.	Meeting of 16 Farmers at Wimborne.	Meeting of four Farmers and one Agent at Beaminster.
District	Dorchester and Wareham Union.	Parts of Wareham, Dorchester, Carne and Blandford Unions.	Ten Miles around Blandford.	Wimborne District.	Beaminster District.
20. What is the average capital per acre with which tenants now take farms?	-	From 5*l.* to 8*l.* per acre	6*l.* to 7*l.*	-	About 7*l.* to 10*l.* required; much less possessed.
Is this more or less than 1881?	-	Rather less	Much less	Less	Less.
21. Have any alterations in system been made since 1881 in the farming of the district, and if so, in what direction, and with what results?	About the same	Laying down a good deal of arable land with very poor results.	From four to five field system; cultivation of catch crops; laying down land to grass; more cows kept, and milk produced.	Laying down land to permanent pasture; length of time of temporary pastures increased; less production, and less labour employed.	No.
22. What crops are usually grown, and in what rotation?	Four-field system	Wheat, roots, barley or oats, grass	Wheat, barley, oats, about equal. Five-field course.	Wheat, oats, and barley	Four-field system generally; five-field system on the hills. Oats rather most grown crop at present; wheat used to be; barley grown on stone-brash, sand, and chalk.
24. What breeds of stock are most common?—					
(*a.*) Cattle	Cross-bred	Cross-breds	Cross-bred	Cross-breds	Devons.
(*b.*) Sheep	Horns and Downs	Downs and Horns	Hampshire Downs	Hampshire Downs and Dorset Horns	Dorset Horns.
(*c.*) Horses	Useful class	Ordinary	Useful	-	Shire horses are being introduced.
(*d.*) Pigs	Berks	Berkshires, Yorkshires, and Tamworths.	Berkshires	Principally Berkshires	Berkshires.
25. Are cattle or sheep extensively bred or fattened in the district?	Bred	Bred, but not fattened; land not good enough.	Sheep extensively bred and fattened	Cattle not fattened and very little bred. Sheep both.	Both extensively bred.
26. Is dairying practised, and if so, is milk-selling, butter-making, or cheese making the main object?	Yes; all	All	All three practised in district	Yes; extensively. Milk-selling.	Yes; butter and blue cheese; dairies mostly let at from 10*l.* to 11*l.* per cow.
27. Is the district well provided with means of transit for agricultural produce? If not, can you suggest any improvement?	Yes	No, not by any means. From Blandford to Dorchester a railway badly wanted.	Some parts not. Railway from Salisbury to Dorchester wanted.	Yes	No; railway wanted.
28. Are there any complaints as to railway rates for agricultural produce? If so, specify them.	Too high	Yes; too numerous to specify. A general desire for an immediate reduction.	Yes; excessive owing to lack of competition.	Yes; high rates for agricultural produce.	Yes; as to preferential rates on foreign produce.
29. Have local rates increased or decreased since 1884? To what extent and from what causes?	Increased 20 per cent.	Yes; increased 25 to 50 per cent., due mostly to action of county council.	Increased by 40 per cent. owing to expenses of local government.	Yes; increased by about 30 per cent. Increase of out-door relief and lunacy. Increased expenditure on main roads by county council.	Poor-rate decreased. County increased.

30. What is the average tithe rent-charge per acre, and what proportion of the land is subject to it?	3*s.* to 4*s.* per acre	From 1*s.* 6*d.* to 4*s.* per acre. The greater portion.	3*s.* 6*d.* per acre; nearly all	—	—
31. Has the number of small or medium sized farms increased or decreased since 1881? Can you give instances either of the sub-division or the consolidation of farms?	More small farms	Very little alteration	No change. Cutting up and throwing together about balanced each other.	Small farms increased on Lord Alington's estate.	Small farms increased a little; many small holdings before.
32. Are cottages let with the farms or directly to the labourers?	With the farms mostly	Both	Let with the farms	About equally divided	Let with the farms.
33. What rents are charged for cottages, and what accommodation have they?	Cottage in part payment	1*s.* to 1*s.* 6*d.* for house and garden. Generally good, but deficient in bedrooms.	1*s.* per week; majority two bedrooms; very varied; many very good.	About 4*l.* per year for four rooms	Those let with the farms are free; two to three bedrooms.
34. What per-centage upon the prime cost of building does the rent represent?				About two per cent.	Single cottage costs about 175*l.*; pair of cottages costs about 245*l.*
35. Is the supply of labour greater or less than the demand?	Supply equal to demand. Boys scarce.	About equal. Boy labour very short.	About equal	Equal to the demand	About equal.
36. What are (*a*) the weekly wages and (*b*) the actual gross earnings of the various classes of labourers?	15*s.* for the year	11*s.* to 13*s.*, with perquisites, equal to 4*s.* a week additional. From 30*l.* to 45*l.* per year, some families receiving from 80*l.* to 100*l.* per year.	Ordinary labourer 11*s.* to 12*s.* per week. Piece-work: hoeing, singling, 5*s.* to 6*s.*; twice, 10*s.*; tying, 4*s.*; carters, 12*s.*, and cottage; journey money, 1*s.*; harvest, 50*s.*; hay-making, 10*s.*	Ordinary labourers, 11*s.*, with cottage; ordinary labourers, 12*s.*, without cottage; stockmen, carters, and shepherds, 13*s.*, with cottage, potato ground, &c.; harvest money, 50*s.* to 3*l.*; journey money, 1*s.* Wages represent 15*s.* per week.	Ordinary labourers, 10*s.*, with cottage, potato ground, &c. Carters and shepherds, 11*s.* to 12*s.*, with cottage, potato ground, &c. Piecework: hoeing (once), 5*s.* to 6*s.*, (twice), 11*s.* to 12*s.* (three times), 1*l.*; barley: cutting, 2*s.* 6*d.* to 3*s.*; tying and putting in cock, 4*s.* to 5*s.*; hedging (double), 6*d.* to 9*d.* per perch.
37. Are allotments provided, and if so at what rent and on what conditions?	On farms the men are provided with gardens, and about 20 perches of potato ground	Yes, about 2*d.* per perch	Yes, about 3*d.* per perch usually. (Instances given 6*s.*, 7*s.*, and 10*s.* per ¼ acre.	Yes, 30*s.* to 2*l.* per acre	Yes; at Melplash, 6*d.*; Stoke Abbot, 8*d.*; and Bedminster, 8*d.* per perch. (In one or two cases, 1*s.* per perch).
38. Have allotments increased of late, and if so to what extent?		Increased	At Durweston allotments were laid out, but are now falling in hand. Good gardens to cottages situated on farms better than allotments.	Yes, to some extent.	—
39. State any point, not referred to above, which you desire to bring before the Royal Commission.	All damage done by game and rabbits from adjoining covers or common land shall be recoverable by compensation, and greater security be given to the tenant in his holding.	Personal property should be rated equally with the land. That all rates be equally divided between owner and occupier; and that a return to the malt tax be substituted for the beer tax.	—	—	—

APPENDIX E. 1.

Extracts from Tithe Apportionment of a Parish in West Dorset. (*See* par. 83.)

Farm.	Acreage.			Vicar's Tithe.			Imperial Tithe.		
	A.	R.	P.	£	s.	d.	£	s.	d.
I.	39	1	36	3	7	6	4	10	0
II.	36	3	15	2	9	6	1	18	0
III.	26	3	10	1	7	6	3	4	0
IV.	91	0	29	6	15	0	15	2	0
V.	156	0	17	8	5	0	21	12	0
VI.	44	3	25	3	6	0	4	10	0
VII.	104	3	12	7	5	0	21	6	0
VIII.	81	0	27	7	16	0	12	5	0
IX.	113	0	32	8	2	0	15	13	0
X.	100	2	4	6	15	0	21	2	0
XI.	97	3	32	5	2	0	12	12	0
XII.	404	0	11	23	7	0	50	12	0
XIII.	32	1	39	2	2	0	4	17	0
XIV.	23	1	21	1	1	0	4	0	0
XV.	45	3	32	3	6	6	7	17	0
XVI.	24	1	23	1	8	0	4	6	0
XVII.	87	3	5	4	17	0	10	8	0
XVIII.	53	0	5	3	5	0	8	4	0
XIX.	298	3	38	17	14	0	32	9	0
XX.	131	1	26	7	16	0	16	10	0
XXI.	50	0	31	2	13	0	6	6	0
XXII.	75	1	28	8	7	0	6	16	0
XXIII.	98	3	33	5	9	0	9	2	0
XXIV	127	3	28	11	18	0	16	3	0
XXV.	55	2	23	2	12	6	6	15	0
XXVI.	111	2	18	5	17	6	9	18	0
XXVII.	112	2	17	5	3	6	14	0	0
XXVIII.	42	3	3	2	17	6	6	14	0
XXIX.	26	0	24	2	13	0	3	6	0
XXX.	55	1	27	2	3	0	5	10	0
XXXI.	209	0	37	11	9	0	28	2	0
XXXII.	120	3	5	7	6	0	16	8	0
XXXIII.	18	2	2	1	10	0	1	6	0
XXXIV.	44	1	23	3	3	0	—		
XXXV.	74	3	8	4	0	0	10	8	0
XXXVI.	27	3	21	1	8	0	1	13	0
XXXVII.	70	3	18	4	3	0	6	9	0
XXXVIII.	23	1	37	1	12	0	5	16	0
XXXIX.	280	2	8	19	10	0	40	8	0
XL.	33	3	11	1	13	0	6	2	0
XLI.	45	3	19	3	5	0	5	17	0
XLII.	128	1	36	6	15	6	24	4	0
XLIII.	63	0	37	4	3	0	9	14	0
XLIV.	137	2	21	9	5	0	12	15	0
XLV.	100	0	20	6	8	0	11	18	0
XLVI.	115	0	16	7	3	0	4	2	0
XLVII.	42	2	19	2	3	0	5	3	0
XLVIII.	54	0	30	2	10	0	8	8	0
XLIX.	317	1	13	20	0	0	34	15	0
L.	63	0	27	3	14	6	10	4	0
LI.	60	0	33	3	10	0	6	18	0
LII.	23	1	32	1	13	0	2	8	0
LIII.	105	2	24	5	16	0	9	16	0
LIV.	39	2	36	2	2	6	3	5	0
LV.	90	2	1	5	8	6	12	16	0
LVI.	98	3	13	5	11	6	11	0	0
LVII.	44	3	9	2	16	0	1	9	0
LVIII.	73	0	28	3	15	6	7	10	6
LIX.	24	2	32	1	7	0	3	0	0
LX.	43	2	36	2	4	6	4	8	0
LXI.	49	1	13	2	19	0	4	15	0
LXII.	63	0	36	5	0	0	11	18	0

Extracts from Tithe Apportionment of another Parish in West Dorset.

Farm.	Acreage.			Rectorial Tithe.		
	A.	R.	P.	£	s.	d.
I.	38	1	9	5	17	0
II.	31	1	28	4	8	6
III.	91	2	28	12	0	0
IV.	23	0	17	2	3	6
V.	23	3	26	3	2	6
VI.	51	1	7	5	3	0
VII.	24	0	7	3	13	6
VIII.	21	3	38	4	0	6
IX.	42	0	38	3	0	0

APPENDIX E. 2.

RUE SMALL HOLDINGS.—FORMS of AGREEMENT for PURCHASE and of CONVEYANCE. (*See* par. 75.)

AN AGREEMENT made the day of 188 , between Edward Robert Pearce Edgcumbe, of Dorchester, in the county of Dorset, Esquire (herein-after called the vendor), of the one part, and of in the said county of Dorset (herein-after called the purchaser), of the other part.

1. The vendor agrees to sell and the purchaser agrees to purchase at the price of *l.*, payable as herein-after mentioned, the inheritance in fee simple in possession free from incumbrances of all that piece of land situate in the parish of Winterborne St. Martin, in the said county of Dorset, delineated with the measurements and abuttals thereof on the plan hereunto annexed and thereon coloured pink and numbered.

2. The vendor's title commencing with a conveyance to him dated the 15th day of October 1888, having been already examined and approved by the purchaser, is accepted by him, and no requisition or objection in respect thereof, except as to any matter arising after the date of this agreement, shall be made by the purchaser.

3. The purchase money with interest at the rate of 4*l.* 10*s.* per centum per annum from the date hereof, upon the unpaid part thereof for the time being shall be paid by the purchaser to the vendor as follows, namely, 10*l.* per cent. thereof on the signing of this agreement by the purchaser and the remainder by equal instalments of *l.* each, payable half-yearly on the 1st day of May and the 1st day of November in every year, the first to be paid on the day of next, and the interest on the balance of the said purchase money for the time being remaining unpaid, shall be paid on the same respective days, provided that if any instalment of principal or interest, or any part thereof shall remain unpaid after one calendar month from the day so appointed for the payment thereof, then the whole of the unpaid balance of the said purchase money with the interest thereon shall become immediately due and payable.

4. If the purchaser shall make default in payment of the unpaid balance of the said purchase money and interest, or any part thereof, for two calendar months after the same shall become due and payable, the vendor shall be entitled to rescind this agreement and to enter upon and resume possession of the said premises as if this agreement had never been made, and without returning to the purchaser any part of the said purchase money or interest theretofore received by the vendor, and without prejudice to the right of the vendor to recover a proportionate part up to the day of such re-entry of the said purchase money then remaining unpaid, and interest thereon at the rate aforesaid.

5. The purchaser shall be at liberty on any such half-yearly day as aforesaid, to pay off more than the amount of the instalment falling due on such day, so that such increase be not less than 5*l.* at any one time, and any such payment by anticipation shall not interfere with the payment in regular course of the instalments subsequently payable, but shall only have the effect of accelerating the ultimate payment of the said purchase money.

6. The purchaser shall be entitled to possession of the said premises on signing this agreement and paying to the vendor 10*l.* per cent. of the said purchase money as aforesaid.

7. When the whole of the said purchase money and interest shall have been paid to the vendor by the purchaser the vendor will execute a conveyance of the said premises to the purchaser in the form hereunto annexed, such conveyance shall be prepared in duplicate and stamped by the vendor and at his expense, but the costs of any perusal thereof on behalf of the purchaser, and of the execution by him of the duplicate (which is to be retained by the vendor), shall be borne by the purchaser.

8. The purchaser shall not without the previous consent in writing of the vendor, use the said premises or permit the same to be used for the purposes of an hotel, tavern, public-house, or beerhouse, or for the sale of beer, wine, spirits, or other intoxicating liquors, and in case of any breach by the purchaser of the above provision, the vendor shall be at liberty to re-enter in like manner as provided in clause 4 hereof.

9. The purchaser shall be entitled to assign his interest under this agreement upon giving notice thereof in writing to the vendor, and his assigns shall have all the rights and be subject to all the liabilities of the purchaser under this agreement.

10. Wherever the context requires or admits, the expression "the vendor" shall include his heirs and assigns, and the expression "the purchaser" shall include his heirs and (subject to clause 9 hereof) his assigns.

In witness whereof the said parties have hereunto set their respective hands the day and year above written.

Signed by the above-named }
in the presence of }

THIS INDENTURE made the day of , 188 , between Edward Robert Pearce Edgcumbe, of Dorchester, in the county of Dorset, Esquire (herein-after called the vendor), of the one part, and of in the said county of Dorset (hereinafter called the purchaser), of the other part. WITNESSETH, that in consideration of , paid by the purchaser to the vendor, the receipt whereof he hereby acknowledges, the vendor, as beneficial owner, hereby grants and conveys unto the purchaser, all that piece of land situate in the parish of Winterborne St. Martin, in the said county of Dorset, delineated, with the measurements and abuttals thereof, on the plan endorsed on these presents, and is thereon coloured pink and numbered . To hold the same premises unto and to the use of the purchaser in fee simple. And the purchaser hereby covenants with the vendor, his heirs and assigns, that the purchaser, his heirs and assigns, will not, without the previous consent in writing of the vendor, his heirs or assigns, use or permit to be used, the said premises or any part thereof, for the purposes of an hotel, tavern, public-house, or beerhouse, or for the sale of wine, beer, spirits, or other intoxicating liquors. And it is hereby declared and agreed that if the purchaser, his heirs or assigns, shall at any time during the life of the vendor, or within 21 years from his death, commit any breach of the foregoing covenant, it shall be lawful for the vendor, his heirs or assigns, or any person or persons duly authorised by him or them, into or upon the said premises hereby assured to re-enter, and the said premises peaceably to hold and enjoy thenceforth, as if these presents had not been made, without prejudice to any right of action or remedy of the vendor, his heirs or assigns, in respect of any antecedent breach of the said covenant or otherwise. And the vendor hereby acknowledges the right of the purchaser to production of deed mentioned in the schedule hereto, and to delivery of copies thereof, and hereby undertakes for the safe custody thereof.

The SCHEDULE above referred to.

Indenture of conveyance dated the 15th day of October 1888, and made between Elizabeth Sophia Hawkins and Daniel Symonds of the one part, and the said E. R. Pearce Edgcumbe of the other part.

In witness whereof the parties have hereunto set their hands.

APPENDIX E. 3.

PARTICULARS of RUE SMALL HOLDINGS. (*See* par. 75.)

Occupier.	Description of Property.	Estimated Extent.			Gross estimated Rental.			Rateable Value.		
		A.	R.	P.	£	s.	d.	£	s.	d.
I.	Land and buildings	2	0	0	2	12	0	2	7	6
II.	Land	2	0	0	1	5	0	1	0	0
III.	"	7	1	25	8	2	0	7	5	0
"	"	5	0	11	2	16	6	2	10	0
IV.	Cottage		—		4	0	0	3	5	0
"	"		—		4	0	0	3	5	0
"	Land	31	0	30	17	0	0	16	5	0
V.	" and cottage	5	0	0	2	0	0	1	17	6
VI.	" " "	14	0	6	7	0	0	6	5	6
VII.	Cottage		—		3	0	0	2	7	6
"	Land	28	0	10	21	10	0	19	7	6
VIII.	"	9	3	0	3	9	6	3	7	6
IX.	"	11	0	0	11	0	0	10	10	0
"	Cottage and land	6	3	18	3	15	0	3	0	0
X.	Land	3	0	0	3	14	0	3	6	8
XI.	"	2	0	0	1	12	0	1	10	0
"	"	1	3	0	1	8	0	1	5	0
XII.	"	18	2	30	11	0	0	10	0	0
XIII.	"	17	2	32	10	10	0	10	0	0
XIV.	"	7	1	30	5	10	0	5	0	0
"	"	5	2	2	3	15	0	3	10	0
XV.	"	30	2	14	10	10	0	10	0	0
"	Yard and buildings		—		4	0	0	3	15	0
XVI.	Land	14	3	9	12	0	0	11	7	6
XVII.	"	6	2	0	7	10	0	6	15	0
XVIII.	"	17	1	32	25	0	0	22	10	0
XIX.	House, garden, and offices	2	3	0	45	0	0	36	0	0
XX.	Meadow land	19	2	23	38	0	0	36	5	0
"	Copse	4	2	23	2	2	0	2	0	0
XXI.	Land	1	3	7	0	10	6	0	10	0
XXII.	"	8	0	0	5	10	0	5	5	0
XXIII.	"	29	2	14	16	0	0	15	5	0
"	Cottage				3	0	0	2	7	6
XXIV.	Land	14	1	0	11	0	0	10	0	0
XXV.	"	1	2	0	0	11	6	0	10	0
XXVI.	"	5	0	0	3	10	0	3	7	6
XXVII.	"	8	1	17		—			—	
		343	1	13	313	8	6	283	6	8

ROYAL COMMISSION ON AGRICULTURE.

ENGLAND.

REPORT

BY

MR. R. HENRY REW
(ASSISTANT COMMISSIONER)

ON THE

COUNTY OF NORFOLK.

Presented to both Houses of Parliament by Command of Her Majesty.

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NORFOLK REPORT.

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NORFOLK.

To HERBERT LYON, Esq., Secretary,
Royal Commission on Agriculture.

Norfolk House, Norfolk Street, London, W.C.,
January, 1895.

SIR,

I HAVE the honour to present to the Royal Commission my report on the county of Norfolk.

I.—INTRODUCTION.

Method of obtaining information.

1. I arrived in Norfolk early in November last year, and was engaged in pursuing my enquiries until the beginning of December. During nearly the whole of the time I made Norwich my headquarters—my presence there, and the address to which communications might be addressed, being well announced in the local newspapers. Many persons, whom otherwise I might not have reached, came to me and gave valuable information. I made excursions to different districts, and, by the kindness of landowners and farmers, was enabled to visit many estates and farms, and to drive over a considerable part of the county.

I made a point of being in Norwich, and of attending the market, on market days, and I also attended the annual fat stock show which was held during my stay.

The council of the Norfolk Chamber of Agriculture were good enough to nominate several of their members, living in different parts of the county, who undertook to give me assistance. I was able to take advantage of the kindly services of most of the gentlemen so appointed, and in nearly every instance arrangements were made for me to meet a number of representative men at the houses of my hosts, as well as to visit others in the neighbourhood so far as time permitted. I desire at the outset to express my deep sense of the readiness with which, on all hands, help was afforded to me, and of the great kindness and hospitality with which I was everywhere received.

Meetings attended.

2. I held public meetings at East Dereham, North Walsham, Loddon, and King's Lynn, all of which were made widely known, and were well attended. I attended meetings of the Boards of Guardians at Swaffham and Aylsham. I also sat at Diss on a market day, in a room adjoining the market hall—my presence there being previously announced in the press. I attended two meetings of the Council of the Norfolk Chamber of Agriculture and one general meeting of that body, and I also attended a meeting of the Council of the Norfolk Agricultural Association for the purpose of inviting the assistance of those present.

Acknowledgment of assistance.

3. I am especially indebted for valuable assistance to the Earl of Leicester (Lord Lieutenant of the County), Sir R. Beauchamp, Bart., Sir W. H. B. Ffolkes, Bart., Mr. Clare Sewell Read, Mr. R. T. Gurdon, Mr. Harvey Mason, Mr. Francis Taylor, M.P., Mr. E. R. Pratt, Mr. J. Sancroft Holmes (Chairman of the Norfolk Chamber of Agriculture), Mr. E. G. Cubitt, Mr. H. Lee Warner, Mr. J. B. Ellis, Mr. T. H. Hubbard, Mr. H. J. Gayford (agent to Mr. A. C. Fountaine, &c.), Mr. B. B. Sapwell, Mr. G. B. Ffolkes, Mr. B. Perowne, Mr. Garrett Taylor, Mr. J. B. Forrester (Secretary of the Norfolk Chamber of Agriculture), Mr. W. Freuer (Agent to the Marquis of Cholmley, &c.), Mr. Henry G. Wright (Agent to the Dowager Marchioness of Lothian), Mr. Thomas Cranmer of East Dereham, Mr. Miles (Mayor of King's Lynn), Mr. Henry F. Euren, Mr. Oldfield, Mr. T. Fulcher, Mr. J. W. Reynolds, Mr. H. Brown (Agent to Mr. R. Fellowes), Mr. W. B. Easten, of Stockton, Mr. Alfred Ling, Mr. Walter M. Barton, Mr. D. Snodgrass, Mr. William Crickmore of Seething, Mr. H. J. Martin, of Norwich, Mr. Peacock, Mr. T. Slipper, Mr. William Carter, and Mr. George Edwardes (General Secretary of the Norfolk and Norwich Amalgamated Labour Union).

II.—Description of County.

Area.

4. The total area of land and water in the county of Norfolk is 1,311,525 acres. Only four other counties exceed it in extent, viz., the West Riding of Yorkshire 1,773,782 acres, Lincoln 1,694,907 acres, Devon 1,667,097 acres, and the North Riding of Yorkshire 1,360,925 acres.

Geology and soil.

5. The greater part of the county is on the chalk and chalk marl, the highest ground being on the north-west, where the chalk downs appear. This high ground gradually subsides towards the east, where the chalk dips beneath the alluvial drift and post-pliocene beds which overspread that part of the county. To the west of the chalk there is a tract of upper and lower greensand; and beyond this, *i.e.*, on the western side of the county, come the fens.

Agricultural divisions.

6. The soils of the county may be ranged under five heads. First in extent and importance is that part of West Norfolk which rests on the upper chalk, a naturally weak soil, which, by good husbandry, has been made to produce abundant crops; second, that large tract of blowing sand which comprises the great portion of the south-west of the county, a district formerly all rabbit-warren and sheep-walk, which, although much improved, must necessarily remain comparatively barren land; thirdly, there are the stiffer soils, which begin with a broad tract in the south-east, and are interspersed over a good part of Mid-Norfolk; fourthly, the naturally good soils of the north-east; and fifthly, the fen lands on the west, and the marsh lands on the east.

The north-eastern part of the county, comprising the district of which Aylsham is the centre, comprises good land, which has been well farmed for two centuries. It is a common phrase in the county that this is, by comparison, "the Land of Goshen." The thin chalky lands of West Norfolk have been drained, steam-cultivated, and enormously improved by the expenditure of capital, mainly within the past 100 years, while the light sands of the south-west were broken up out of heath about 40 years ago, grew heavy crops for a time, and are now, for the most part, unremunerative. No doubt much of this land ought never to have been broken up at all.

The fen land of Norfolk occupies a comparatively small part of the county, lying mainly to the west of Downham Market. The following analysis and report of a fen soil on the Ryston Estate was made by the late Dr. Voelcker in 1883 for Mr. E. R. Pratt:—

"The soil was dried at 212°, and analysed in a perfectly dry state, in which it contained, in 100 parts—

Organic (peaty) matter	31·12
Oxide of iron and aluminium	4·88
Carbonate of lime	4·58
Magnesia: alkalies, &c. (by diff.)	·37
Insoluble silicious matter, chiefly fine sand	59·05
	100·00

"The soil is very light and, in my judgment, not suitable for growing, profitably, wheat.

"It contains a fair amount of lime, probably put upon the land in the shape of clay and marl.

"In my opinion, lime and clay marl are the kind of fertilisers which, more than anything else, will do most good to this kind of land.

"I have some doubts as to the propriety of laying it down to grass."

Marshall, who wrote just a century ago,* divided the county, "as a subject of rural economy," into East, West, and South Norfolk, which he described as follows:—

"The southern hundreds partake of the Suffolk practice, and, though well cultivated, do not exhibit, in its purity, the Norfolk system of husbandry.

"The western division is either marshy, low land, applied chiefly to the dairy, after the manner of Cambridgeshire; or open sheep-walks and extensive heaths, whose

* "The Rural Economy of Norfolk," 2nd edition, 1795.

stock are sheep and rabbits; or newly-inclosed country (chiefly of the last description) in which no general plan of management has yet taken place.*

"In East Norfolk alone we are to look for that regular and long-established system of practice which has raised, deservedly, the name of Norfolk husbandmen, and which, in a principal part of this district, remains unadulterated to the present time."

Bacon, in his exhaustive prize essay on the agriculture of Norfolk, published in 1844, prefaces a most detailed description of the soil in different parts of the county by quoting Fuller's description as follows:—

"All England may be carved out of Norfolk, for here are fens and heaths, light and deep, sandy and clay grounds, meadow lands and pastures, arable and woodlands."

A still more terse, and less complimentary, description of the county is attributed to Charles II., who is said to have remarked that Norfolk should be cut up into slips to make roads for the rest of England.†

7. To write a history of Norfolk farming would be to summarise the progress of British agriculture. Mr. Clare Sewell Read remarks, in an article on "The Agriculture of Norfolk," published in "White's History, Gazetteer, and Directory of the County" (4th edition, 1883):— The progress of Norfolk farming.

"Norfolk has long been celebrated for the superiority of its agriculture. It was, certainly, the first county to adopt those practical and theoretical improvements which have raised the pursuit of farming in the eyes of the world from a stupid and ignoble occupation to the dignity of a science. . . . From the middle of the last century, Norfolk has stood foremost in everything which tends to elevate this important branch of our national wealth, and though its honourable position is not so conspicuous now, a very able writer remarks: 'If Norfolk no longer occupies its leading position, it is 'not because it has dropped behind in the race, but because other counties have 'pushed forward, and the course of events is tending to equalise the arts of cultivation 'throughout the Kingdom.' This is, doubtless, very true. The farming of other counties has wonderfully progressed, and it is always easier to make a start than to keep the lead; but it would puzzle anyone to find another county with its sands, gravels, and thin chalks that annually produces such large supplies of corn, meat, and wool for our increasing population."

Perhaps in no part of the world can a better example be found of the triumph of agricultural skill and enterprise over the niggardliness of Nature than in the transformation of the light lands of Norfolk from barren heath to highly-productive farms. A century ago the cultivation of wheat was practically confined to the fertile land in the east, and the heavy soils in the south of the county. The staple products of the remainder were "rye and rabbits." The turnip had just been introduced by the first Lord Townshend, but for many years it was cultivated only in garden patches, sown broadcast, with hardly any manure, and cultivated with very little assistance from the hoe. Then, however, came Mr. Coke, afterwards first Earl of Leicester, to whom is due the introduction of the four-course system—which from Norfolk spread all over the country, in principle at least—and a general spirit of enlightenment and progress in all that relates to the cultivation of the soil. To the improvements which he introduced, and the example which he displayed, was due the establishment of a race of tenants who, by their energy and capital, made the barren places to rejoice in abundant crops, and established the fame of Norfolk farming throughout the civilised world.

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* In the "General Report on Enclosures," drawn up by the Board of Agriculture, and published in 1808, it was stated that the land enclosed in Norfolk during the first 40 years of the reign of George III. amounted to 28,465 acres. The extent of "waste lands, including warrens" then existing in the county was stated to be 143,346 acres.

The following extract from this report on enclosures, though not specifically referring to Norfolk, may be quoted from its curious bearing on some of the agricultural and social problems referred to by witnesses during the present inquiry:—

"The minister of Staveley humbly suggests the necessity of bringing into cultivation the extensive wastes, forests, and common lands, still unenclosed; being convinced that the soil of these kingdoms (laid out in moderate, not in overgrown farms) is far more than adequate for the sustenance of its inhabitants, however numerous; at once, under Providence, removing every fear of future scarcity, and the unpleasant idea of an industrious people craving a scanty pittance of bread (the staff of life) from America and from every other nation around them."

† It is stated that the first turnpike road in England was made in Norfolk.

Agricultural features.

8. The following figures, taken from the Agricultural Returns, show the main features of the county:—

	Acres.
Total area of land and water (1893)	1,311,525
Area under crops (1894)	1,080,120
Mountain and heath land used for grazing (1893)	31,606
Woods (1891)	51,303
Plantations (planted during the last 10 years) (1891)	1,717
Nursery grounds (1893)	129
Arable land (1894)	789,445
Permanent pasture (1894)	290,675

I shall refer subsequently to the details of some of these figures, and also to their comparison with previous years. As they stand, they indicate primarily the large proportion of the land of the county which is still under the plough. Indeed, with the single exception of Lincoln, no county in England has so large a breadth of arable land.

For about a century the four-course system—turnips, barley, seeds, wheat—held undisputed sway in the county. It is now giving way to some extent under stress of circumstances, but its influence, so to speak, still controls the cultivation of the arable land.

Winter grazing of cattle.

9. Next to the famous system of cultivation to which it has given its name. Norfolk is chiefly remarkable, in an agricultural sense, for the practice of winter grazing.* My visit was paid at the time when the store cattle had been all bought in, and it was a sight long to be remembered to go from farm to farm, and see the yards full of bullocks, many of them already beginning to respond generously to their liberal treatment. Every well-equipped Norfolk farm has its straw yards well enclosed and sheltered, in which the beasts are shut up through the winter to turn the roots and straw into beef by the following spring. "We are all," said a farmer of 670 acres "buyers of stores in the autumn, and sellers of beef in the spring, as soon "as the roots are done."

This system, no doubt, arose partly from the fact that the grass land of the county is for the most part very indifferent, and is seldom good enough to keep bullocks going. Some of the farmers in West and Mid Norfolk keep bullocks going through the year by taking some marsh land, and sending them down there for the summer, bringing them back to the yards for the winter.

Live stock.

10. The following was the number of live stock in Norfolk on June 4th 1894.

Horses	69,013
Cattle	113,505
Sheep	519,321
Pigs	96,584

There are, therefore, kept for every 1,000 acres of cultivated land in Norfolk, 64 horses, 105 cattle, 480 sheep, and 89 pigs. Comparing this with the average for the whole of England, we find the relation to be as follows:—

—	Number per 1,000 acres of Cultivated Land.	
	Norfolk.	England.
Horses	64	47
Cattle	105	179
Sheep	480	639
Pigs	89	81

It is, however, important to note that the returns of cattle do not take into account the thousands of bullocks fattened in the county, as the large majority of them are

* The word "grazing" is commonly associated with grass, and therefore might seem inapplicable to the stall or yard feeding of bullocks, in which grass has no place. Mr. B. B. Sapwell informed me that the derivation of grazing, in the Norfolk sense, at least, is from the French *gras*, fat, and that it consequently means fattening. He mentioned several Norfolk provincialisms which seem to have a Norman origin, as for instance, *largesse*, which is commonly used as the equivalent of a money present to a man.

bought in and sold out between one live stock census and the next. If the returns were taken in the winter they would, therefore, show nearly double the number of cattle in Norfolk.

On the other hand, the number of sheep kept in Norfolk is small in proportion to its arable land. For example, in 1894 Wiltshire, with a total cultivated area of 758,607 acres, and an arable acreage of 342,330 acres, had 546,335 sheep, while Norfolk, with a cultivated area of 1,080,120 acres, and an arable acreage of 789,445 acres, had 519,321 sheep. Thus, while Norfolk has 658 sheep for every 1,000 acres of land under the plough, Wiltshire has no less than 1,597. Of course, there are many differences between the two counties, but both grow a very large breadth of turnips. Broadly speaking, however, in Wiltshire the turnips go mainly to make mutton, while in Norfolk a very large part of them go to make beef. It will be seen by the table given on the previous page, that whereas England, as a whole, has 639 sheep for every 1,000 acres of cultivated area, Norfolk has only 480.

11. The cattle kept are, as a rule, either shorthorns or red polls. The grazing cattle bought in are generally of a shorthorn character, and come largely from Ireland. Cattle.

The red polls are the native breed of the county, and they have been greatly improved in recent years. At Necton Hall, Mr. Harvey Mason's herd has been kept pure for generations. The red polls.

Marshall wrote* :—

"The native cattle of Norfolk are a small, hardy, thriving race; fatting as freely, and finishing as highly, at three years old, as cattle in general do at four or five.

"They are small-boned, short-legged, round-barrelled, well-loined, thin-thighed, clean-chapped: the head in general fine, and the horns clean, middle-sized, and bent upward; the favourite colour, a blood red, with a white or mottled face.

"The herd of Norfolk is the Herefordshire in miniature; except that the chine and quarter of the Norfolk breed are more frequently deficient.

"This, however, is not a general imperfection. I have seen Norfolk spayed heifers sent to Smithfield, as well laid up, and as full in their points as Galloway or Highland cattle usually are, and if the London butchers be judges of beef, there is no better fleshed beasts sent to Smithfield market."

The red polls as they are now found are larger than their progenitors, as described by Marshall, and they have lost the "white or mottled face," being now of a uniform red colour. They are good grazers, their lack of horns being a strong point in their favour for yard-feeding, while for milk production they take very high rank.

I give in the Appendix two dairy records, showing for the Necton Hall and Whitlingham herds the yield of each cow for a year. These are taken from the Red Polled Herd Book, Vol. XI., and were supplied to me by Mr. Henry F. Euren, the secretary of the Red Polled Society. App.

Mr. Euren stated that :—

"Every cow kept in a herd ought to produce at least 4,000 lbs. of milk per annum. If she gives less than this, she is kept at a loss. There are plenty of cows in Norfolk that are eating their heads off. Farmers ought to keep careful records of milk yield, so as to know which cows are paying."

He added :—

"The red polls seem to be naturally adapted to the county. The hard, dry soil, and the sharp keen air suit them. In some districts—as, for instance, Cheshire—they are apt to lay on flesh too much for dairy purposes."

12. Although there are some noted pure-bred flocks of sheep in Norfolk, such as the Southdowns of the Prince of Wales and Mr. J. J. Colman, the Cotswolds of Mr. T. Brown, and the Oxford-downs of Mr. Overman and Mr. Case, the sheep kept, as a rule, are half-breds, a Cotswold or Oxford-down ram on Hampshire or Suffolk ewes being the most popular cross. I heard of Cheviots being recently introduced in the county. In the Lynn district, Mr. G. B. Ffolkes stated :— Sheep.

"The sheep most common are Suffolk or Down ewes crossed with a longwool ram. Hoggets are sold in the spring; some to the butcher, but the majority go to the grass counties. As there is very little pasture, only the ewe flock and lambs can be provided for in the summer."

* "Rural Economy of Norfolk," 2nd edition, 1795.

Horses.

13. Just 50 years ago, Mr. R. N. Bacon wrote his report on the agriculture of Norfolk for a prize offered by the Royal Agricultural Society. It was of such monumental dimensions that, although it was awarded the prize, the society was unable to find space for it in the official journal, and the author consequently published it himself in book form. His remarks on the horses in the county at that time (1844) are of interest. He wrote:—

"Norfolk cannot claim any distinctive breed of cart-horse that can be called peculiar. There is, however, a race which, although not generally distinguished by beauty or symmetry, possess a hardihood of constitution, strength and quickness of step that render them of great value for agricultural purposes.

"Superior in many other respects as the Suffolk breed is, in walking or fatigue, these cannot generally exceed the farm-horses of this county, and this is an important consideration on farms as extensive of those of West Norfolk. The pedigree of the Norfolk horses can be traced to no particular stock, but probably they might claim kindred with almost all the breeds in the kingdom.

"Celebrated as the county was 50 years since, when every farmer had his trotting horse, and when farmers rode in companies to market, it is now, indeed, a rare occurrence to see a genuine Norfolk hackney. The race is almost extinct, and in the extinction a valuable and handy breed, which had no compare, has been irretrievably lost."

Mr. Clare Sewell Read wrote, 10 years ago:—

"The cart-horses are of no particular or distinctive breed; but the old Norfolk browns and bays are a most useful class of cart-horse; they are quick and active steppers, and first-rate workers, and have far better constitutions, better legs, and better feet than their more fashionable neighbours, the Suffolks. More recently, the introduction of shire horses has tended to increase the bone, weight, and hair of the Norfolk cart-horse, but has not added to his activity or increased his beauty."

Shires and Suffolks.

At the present time Shires and Suffolks between them give the character to the farm horses of Norfolk, the former, I was given to understand, tending to increase year by year.

Hackneys.

As regards light horses, the old Norfolk trotting horse, referred to by Bacon as "almost extinct," has been, within the past 10 or 12 years, revived with the most satisfactory results. The modern hackney has be endeveloped under the fostering care of the Hackney Stud Book Society, which was established in 1883, under the patronage of H.R.H. the Prince of Wales. Nowadays, the breeding of hackneys is an important adjunct to Norfolk agriculture, and although I heard complaints of depression in this as in other branches of agricultural enterprise, there is no doubt that it is an industry in which the few who have been fortunate enough to engage in it have realised good returns.

Pigs.

14. With the exception of Devon, Somerset, and Suffolk, Norfolk possessed more pigs on June 4th, 1894, than any other county in Great Britain.

Mr. Clare Sewell Read 10 years ago wrote:—

"The Norfolk pig is a narrow, flat-sided, long-nosed animal, a great consumer and a bad grazer. No county in England has worse porcine stock, and, as the chief pig-breeders are the small farmers, there is not much chance of any great improvement."

There seems, however, to have been some improvement in recent years, though the pigs are certainly still very much neglected. It is singular to find on large farms so little attention paid to this class of stock. As a rule, the pigs of the county approximate to the large white breed in character, though some Berkshires are kept. In one case—that of Mr. Garrett Taylor—I found a herd of pure Tamworths.

15. There is no return of the owners of land later than that from which Mr. Druce quoted in his report to the Duke of Richmond's Commission. I repeat the table which he gave for Norfolk :— Size of estates.

—	Number.	Extent of Lands. a.	r.	p.
Total number of owners of less than 1 acre	16,552	2,468	1	17
" " 1 acre and under 10 acres	4,852	19,334	0	18
" " 10 acres and under 50 acres	2,746	65,405	0	30
" " 50 " 100 "	880	63,954	3	10
" " 100 " 500 "	1,095	230,249	3	14
" " 500 " 1,000 "	173	119,438	2	38
" " 1,000 " 2,000 "	111	151,842	3	32
" " 2,000 " 5,000 "	74	228,895	0	33
" " 5,000 " 10,000 "	26	179,769	0	4
" " 10,000 " 20,000 "	10	129,720	3	18
" " 20,000 " 50,000 "	1	43,024	3	22
No areas	113	—		
No rentals	15	719	3	20
	26,648	1,234,883	3	10

The Earl of Leicester's Holkham estate (40,000 acres) is the largest in the county, and the next largest is that of the Marquis of Townshend, which is nearly 20,000 acres in extent. It will be observed that the 10 owners of 10,000 and less than 20,000 acres have an average of 13,000 acres each. It will be seen that there are nearly 2,000 owners of between 50 and 500 acres, the large majority of whom, it may be fairly assumed, occupy their own land. Probably there has been no great alteration in these figures since they were collected, for the times have prevented the increase of small owners, which might otherwise have taken place. The yeomen farmers of the county are still, however, a numerous and important class.

16. The following statement, compiled from the return of the size of agricultural holdings issued in 1885, shows the number of each description of farm above five acres in extent, with a comparison of the number in England :— Size of farms.

—	Norfolk. Number.	Norfolk. Per Cent. of Total.	England. Number.	England. Per Cent. of Total.
From 5 to 20 acres	3,410	35·4	109,285	37·6
" 20 " 50 "	2,028	21·0	61,146	21·0
" 50 " 100 "	1,385	14·3	44,893	15·5
" 100 " 300 "	1,860	19·3	59,180	20·4
" 300 " 500 "	530	5·5	11,452	3·9
" 500 " 1,000 "	380	3·9	4,131	1·4
Above 1,000 acres	64	0·6	565	0·2
	9,657	100·0	290,652	100·00

On the Holkham estate the number and size of the holdings are as follows :—

1 acre and not exceeding 5 acres	10
5 acres " " 10 "	13
10 " " " 20 "	10
20 " " " 50 "	9
50 " " " 100 "	3
100 " " " 300 "	11
300 " " " 500 "	10
500 " and upwards	41
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It is noteworthy that when Mr. Druce reported on the county there were no holdings on the Holkham estate under 20 acres in size, and only nine of less than 100 acres. Now, as will be seen from the above statement, there are 45 holdings of less than 100 acres, and of these 33 are of less than 20 acres.

On an estate of 9,000 acres in West Norfolk there are five farms of 1,000 acres, the others being from 100 to 400 acres. On an estate of 8,000 acres in North-east Norfolk, there are 56 farms, giving an average of 160 acres each. On a small estate of 1,400 acres in the same part of the county, the largest holding is 310 acres, and there are six others exceeding 100 acres.

In the Aylsham Union the members of the board of guardians, whom I met, stated that the average size of farms was 200 acres, but that there were several instances of one farmer occupying more than one farm.

On the Heydon estate of 7,000 acres in the Aylsham Union the farms range from 15 to 450 acres.

In West Norfolk Mr. Ffolkes stated that in the Freebridge Lynn Union (which comprises 68,540 acres) :—

"There are farms up to 1,000 acres, also occupations from 10 acres and upwards, but these are generally held by persons who are engaged in some other business. The 'average farm' might be taken at from 200 to 300 acres."

On the Ryston estate in West Norfolk Mr. Pratt stated that the average-sized farm is 300 acres.

In the Deepwade Union (72,000 acres) in South Norfolk, Mr. Sancroft Holmes said the average size of farms is from 100 to 200 acres.

The yield of crops.

17. The following figures, compiled from the Produce Returns for each year since their first publication in 1885, show the yield per acre of the principal crops in Norfolk :—

—	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.	1893.	Mean Crop, 1885–93.
	Bushels.	Bushels.	Bushels.	Bushels.	Bushels.	Bushels.	Bushels.	Bushels.	Bushels.	Bushels.
Wheat - -	32·77	28·60	32·77	29·88	30·91	35·10	34·24	29·16	27·73	31·24
Barley - -	36·60	35·14	30·72	34·58	33·65	38·75	35·24	35·96	28·94	34·39
Oats - - -	49·06	48·71	40·07	47·54	45·93	49·97	47·96	45·69	38·62	45·95
Beans - -	25·83	33·14	28·83	31·10	29·15	35·14	34·03	28·01	27·43	30·29
Peas - - -	21·91	33·90	26·51	31·86	26·13	32·56	32·07	30·78	26·84	29·17
	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.	Tons.
Potatoes - -	6·50	4·44	6·66	4·48	5·17	4·29	5·12	5·46	6·54	5·18
Turnips - -	12·57	14·75	9·81	14·71	14·26	11·44	13·05	13·95	10·49	11·67
Mangold - -	18·88	20·93	15·39	18·22	18·09	14·81	18·38	17·18	11·82	17·08
Hay (from clover, sanfoin, and grasses under rotation) - -	1·58	1·68	1·43	1·25	1·99	1·41	1·52	1·31	·77	1·44
Hay (from permanent pasture) -		1·58	1·14	1·29	1·49	1·23	1·20	1·12	·84	1·27

These returns show in their details the character of each season as indicated by the crops. The unprecedented shortness of the corn and hay crops in 1893 is, for example, apparent, while it will be seen that 1887 was marked by the smallest turnip crop recorded during the period. It is, however, rather the collective significance of the figures, as showing the general results of Norfolk farming in recent years, to which I here wish to call attention.

Comparing the mean yield in Norfolk with the average yield for England we obtain the following figures :—

Crop.	Norfolk.	England.
	Bushels.	Bushels.
Wheat - - -	31·24	28·94
Barley - - - -	34·39	34·35
Oats - - -	45·95	42·10
Beans - - - -	30·29	30·30
Peas - - -	29·17	28·57
	Tons.	Tons.
Potatoes - - -	5·18	6·32
Turnips - - -	11·67	15·27
Mangolds - - -	17·08	19·89
	Cwts.	Cwts.
Hay, from clover, &c. - -	28·8	29·39
Hay, from pasture - -	25·4	26·33

These figures show with distinctness the high character of the farming of Norfolk corn land. For each of the three chief corn crops—wheat, barley, and oats—as well as for peas, the average yield of the county is above that of the whole of England. In the case of wheat and oats it is markedly higher, while in the case of barley it is slightly so.

In Norfolk, by the way, the yield of a corn crop is invariably termed the "cast," and all corn is measured by the "coomb" of four bushels. Thus the phrase "the yield was four quarters per acre" would in Norfolk be rendered "the cast was eight coombs per acre."

III.—The Situation in 1881.

18. Mr. Druce, in his final report to the Royal Commission in 1881, summed up the situation as follows:— Mr. Druce's description.

"In the month of June 1880 I reported at some length on the existence of agricultural depression in Norfolk, and on the causes to which it was attributed. Since that report was written the Legislature has dealt with two of the causes to which the depression was attributed, in accordance with the views expressed at the several meetings which I held in this county, and which views were published in my report. The ground game upon the farm has, in effect, been made, as the farmers wished, their 'inalienable property,' and the tax upon malt has been changed into a tax upon beer. It is too soon yet to tell what the effect of these changes are, but it has happened that the price of barley, except for the very finest samples, has been very low since the tax has been taken off malt; and many farmers are trying experiments with malt in feeding stock, but with what results I am unable to state. But, although these changes have been made in accordance with the wishes of the Norfolk farmers, it does not appear that the agriculture of the county has improved since my former report was written, but, on the contrary, it is, I think, in a worse condition now than it was then. The year 1880 was so cold and wet that the corn harvest was again deficient, the hay crop very bad, and, although there was an abundance of roots, yet the consumption of them left hardly any profit. In the present year (1881), things looked fair and promising up to harvest, but the miserable weather in August and September spoiled the corn, except in a few favoured districts, and in the opinion of a Norfolk farmer of high repute, caused a loss of 10*s.* per quarter on the wheat crop, and 15*s.* or even more per quarter on the barley. The average poor price of barley to which I have above alluded has told upon the Norfolk farmers more than the cheap rates current for wheat, and the yield of barley has not been abundant. The prevalence of foot-and-mouth disease for more than 12 months in the county, during which time some cattle markets were entirely closed, and others only open for the sale of fat stock, caused a thorough dislocation of the trade, and some distress amongst the farmers, because of the difficulty of buying store animals and the loss sustained in selling fat ones. The liver rot amongst the sheep, which is so apparent from the Agricultural Returns I have quoted in an earlier part of this report, caused terrible havoc amongst the flocks in this county, and even now some sheep cannot be regarded as sound. All these disasters, coming as they have at the end of so many bad seasons, for it is usually admitted that there has been no generally good yield of corn since 1874, have had a very depressing effect upon the farming interest. The condition of most of the land has not improved, but the land still remains fouler than it was in and prior to 1874; the farmers, indeed, were able to clean some of it in the dry spring of 1881, and the present root crops are in consequence cleaner than those crops have been for some years. The clay soils have been water-logged so long as to have become poor and sour, and the general aspect of Norfolk farming has retrograded very much during the last seven years.

"The reductions which, as I stated in my former report, had been made in the 1879 rents have not only been continued, but more and still further reductions have been made, the reductions of rent have, in fact, become so general throughout the county that the exception is now exceedingly small. Even Lord Leicester has this year remitted some 15 to 25 per cent. upon the Holkham estate. Upon the very heavy and light lands the reduction in rent is quite 20 or 30 per cent., and some farms have been relet for short times at half their former rentals. Upon the mixed soil farms, however, the remissions have not been more than about 10 per cent., and no general permanent reduction of rent has been made on farms of that character.

"Many farms are still unlet and in the owners' hands, but such farms are for the most part cultivated, though not well cultivated, and the number of farms actually

uncultivated, or altogether unoccupied, is not large. This is apparent from the return of unoccupied arable farms and plots of arable land included in the Agricultural Returns of the Board of Trade for 1881, which return gives the following figures for this county:—

Arable Farms.		Plots of Arable Land of not less than five Acres.		Total Acreage of Unoccupied Arable Land.
Number.	Acres.	Number.	Acres.	
7	952	4	89	1,041

"Compared with many other counties, and with the whole of England and Wales, Norfolk occupies a favourable position in the return from which the above table is extracted, for, according to that return, there was on the 4th June 1881 one unoccupied arable acre out of every 627 acres of the cultivated area in England and Wales, but one in every 1,043 acres of such area in Norfolk; and one unoccupied arable acre in every 319 acres of the arable area in England and Wales, but one in every 792 such acres in Norfolk.

"Farming in Norfolk will, no doubt, recover with good times and fertile seasons, and be as celebrated in the future as it has been in the past, but the fear is that when the good times and fertile seasons come the present occupiers will be so crippled from the deteriorated state of the land and from the want of capital that they will not be able to take proper advantage of what should be a return to prosperity."

Mr. Read's description.

19. To this may well be added the description written by Mr. Clare Sewell Read in 1883:—

"Since 1874 the farming of Norfolk, like that of all the arable counties of England, has gone through a fearful crisis. The seasons have fought against all tillage farmers; but the occupiers of the very light and the very heavy soils have fared the worst. For seven years there has not been an average corn crop in East Anglia. Even the yield of the present year, which is the best of the seven, was considerably damaged by the wet harvest, though the extent of blackened and sprouted grain was not equal to that of the previous year. The low price of wheat, and the large amount of unsaleable barley, render the money returns per acre of the corn crops upon many farms exceedingly small. So the husbandman who looks to the 'barndoor' for the profits of his farm is sadly disappointed. It is the tenant of the bright loams and good chalks of Norfolk who has suffered least. Upon such soils sheep have all through paid well, and are now selling at extravagant prices. This is all in favour of the man of capital, who has plenty of money to stock his farm, but it is terribly against the half-ruined tenant of less favoured land, who, having sold his cattle and sheep to meet necessary payments in adverse seasons, finds it impossible to buy stock at the high rates which now prevail.

"The cause of the scarcity and greatly enhanced value of cattle and sheep is not at all satisfactory. In 1865 there was a frightful outbreak of cattle-plague, which lasted two years, and pleuro-pneumonia and foot-and-mouth disease have devastated many flocks and herds since. Then there was the fearful visitation of fluke-rot in 1879, which killed off thousands of sheep, and hastened the slaughter of very many more. And although Norfolk did not suffer from the rot to the same extent as many of the midland counties, it did half ruin many flock masters, and the sheep stock of the country has not yet recovered its normal number. The great and increasing demand for meat, and the failure of American supplies, have doubtless enhanced prices; but it is equally certain that the chief cause of the scarcity of stock arises from ungenial seasons and the decimation of our domestic animals by foreign contagious diseases.

"A very marked decline in the value of land has occurred since 1875. During the previous ten years the selling and letting value of any sort of soil had certainly advanced. The 'leaps and bounds of prosperity' which intoxicated the other industries of the country during that flourishing period reached the agricultural interest in a very subdued and sober form. There was a steady increase in the price and rent of land, especially in the vicinity of great towns, and those localities that were blessed with cheap or rapid transit. The old tenantry had also to compete against sundry new comers who had made money in trade or commerce, and a general

advance of rent was the result. A great and sudden rise in the labourers' wages was the cause of another increased and unprofitable expenditure, for the farmer found that more pay to his men only resulted in less work and worse work. The tenant obviously required more money to farm his land properly, and had the mortification to discover that his capital became less and less as one unfruitful year succeeded another. At first the farmers stood their ground well, considering that the increased expenditure and lessened income all fell to their lot. But the weakest soon went to the wall, and then a few of their more substantial neighbours followed, and had not the landlords come to the aid of their distressed tenantry, still more disastrous failures must have ensued. A considerable reduction of rents became general, some in the form of annual rebates, varying from 10 to 20 per cent., in other cases there was a permanent reduction of even a greater amount. Where an unfair advantage had been taken of the unhealthy competition for farms previous to 1874, all the advance of rent gained in the past 30 years has been entirely lost, and there seems every reason to believe that upon all, save the best stock lands of the county, there must be a permanent reduction of rent from the highest period approaching 25 per cent."

Farming in "the good times."

20. There is no doubt that previous to the period of depression referred to by Mr. Read in the passage above quoted, farming in Norfolk had been a profitable vocation. The tenants were very largely men of considerable capital who farmed highly and well. The light lands responded to the expenditure bestowed on them and produced large crops, and many of the large farmers occupying nearly 1,000 acres, and in some cases more, made considerable profits. One instance was mentioned to me of a tenant of 2,000 acres, who in the "fifties" was said to have put by 5,000*l.* in one year out of his farming profits, and although the precise amount may be doubtful there is no reason to question the general accuracy of the statement. Many a man engaged in commerce in the "good times" with far less capital than the 25,000*l.* which this farmer probably possessed, made very much greater *coups* than this. Naturally, however, the effect was to attract capital to the land, and the farmers of Norfolk became celebrated as men of substance and indeed of wealth. Another result was also to inflate the value of land which was in some instances bought at extravagant prices.

When Mr. Druce visited the county all this had for some time ceased, and the depression, aggravated by the incidental causes referred to in his report, had set in severely.

IV.—The Depression since 1881.

Low prices.

21. From the preceding paragraphs it will be seen that the depression commenced in Norfolk some time prior to the Duke of Richmond's Commission, and that in 1881 the position was trying and troublous. Since that time matters have been steadily getting worse, but within the past seven years the situation has been gravely aggravated, while the seasons of 1893 and 1894 brought about a climax.

The burden of all complaints is "low prices." The reduction in the value of produce has far outrun any attempts which could be made to re-adjust the costs of production.

The Chamber of Agriculture Report.

22. It fortunately happened that just previous to my visit the Norfolk Chamber of Agriculture had adopted the following resolution :—

"That with a view to bringing the present alarming condition of agricultural affairs in Norfolk as prominently as possible before the attention of the public and Parliament, it is desirable that a committee of this Chamber be appointed to draw up a Report, showing the enormous losses the county has sustained, and the consequences which must follow unless a recovery in prices shortly takes place."

In pursuance of this resolution a committee consisting of Messrs. C. Barker, Holloway Calthrop, J. B. Ellis, Sancroft Holmes, C. T. Montgomerie, W. B. Parsons, C. S. Read, B. B. Sapwell, Garrett Taylor, H. M. Upcher, and H. J. Waters, was appointed and the Report which they drew up was presented at a general meeting of the Chamber at which I was present. The Report and also the proceedings at the meeting at which it was adopted are given in the Appendix. App. B. 1.

The following passage in the Report deals with the fall in prices.—

"The fall in the value of the Norfolk corn crop comparing 1894 with 1874 is nearly, if not quite, 3,000,000*l.*

1874.

Acres.	Yield.	Average Price.	Amount.
		s. d.	£
212,396 wheat at 4 qrs. -	849,584	at 55 9	2,368,215
185,394 barley „ - -	741,576	at 44 11	1,665,451
379,790	1,591,160		£4,033,666

1894.

Acres.	Yield.	1st week October.	Amount.
		s. d.	£
125,734 wheat at 4 qrs. - -	502,936	at 17 7	442,164
211,033 barley „ - -	844,132	at 23 10	1,005,923
336,767 - - - -	1,347,068		£1,448,087
but as at least one half the barley crop grown this year is unsaleable at any price for malting and must be used for feeding purposes, a further reduction of 8*s.* must be made on 422,066 qrs. - - - -			168,826
which reduces the value of the crop to - - - - -			1,279,261
this year's crop compared with 1874 showing a decrease of 61,023 acres or 15 per cent. of 244,092 qrs., and of - - - -			2,754,405

a loss of 6*l.* 6*s.* 0*d.* per acre, on the wheat and barley shift, the crop in 1874, averaging 10*l.* 2*s.* 0*d.*, in 1894 3*l.* 16*s.* 0*d.*; of 3*l.* 10*s.* 0*d.* per acre on the 779,275 acres now under the plough, and of nearly 6*l.* per head, for every man, woman, and child living in Norfolk, some 460,000 persons."

It was objected by Canon Brereton at the meeting at which this report was adopted that the basis of the above calculation was not sound as it involved a comparison between the average prices of a year, and the average prices of a week, and a general charge of exaggeration was made then and subsequently against the Report.

There is no doubt that on strict statistical grounds, the calculation above made is open to some criticism. It is quite true that to take a year's average and compare it with a week's average is unsound, and further that the crop of 1874 was not sold at the average prices of that year, but at the prices ruling in the last three months of 1874 and the earlier months of 1875, which were lower. The use of the word "loss," too, might be objected to, for it means in this instance a reduction of gross receipts. It was freely admitted, however, that the calculation might not in its detail satisfy the requirements of statistical pedantry, but it was contended that as a broad statement of fact it substantially indicated the fall in the value of the wheat and barley crops which has taken place within the past 20 years. As regards the average prices of the first week in October being representative of the prices at which the 1894 crops were being sold it is of interest to note that the average prices at Norwich market for the four months ending January 26th, 1895 were—

	s.	*d.*	
Wheat - - - -	20	1	per quarter.
Barley - - -	21	10	„
Oats - - - -	13	0	„

These prices as compared with the imperial averages for the first week of October 1894 showed an increase of 2*s.* 6*d.* on wheat, which was more than balanced, however, (barley been much the larger crop) by a decrease of 2*s.* on barley.

The estimate that half the barley crop was unsaleable and that it was worth 8*s.* less per quarter than the market price was checked by an enquiry subsequently made by the Chamber, the result of which showed that 62 per cent. of the barley was sold and that the value of the barley used on the farm was 8*s.* 9*d.* less than the market price of that sold.

23. The following figures show the average price of wheat, barley, and oats at the markets of the county in the years 1880, 1888 and 1893 respectively :— The fall in the price of corn.

—	1880.			1888.			1893.		
	Wheat.	Barley.	Oats.	Wheat.	Barley.	Oats.	Wheat.	Barley.	Oats.
	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.
Norwich	42 2	31 3	24 3	30 11	29 7	17 6	25 10	27 6	18 8
Yarmouth	45 3	32 7	24 3	32 4	31 1	18 11	26 3	28 8	18 8
Lynn	42 5	31 7	21 3	30 5	29 4	15 11	25 2	27 5	18 3
Walton	48 2	32 0	22 2	29 8	29 3	16 0	24 4	25 11	17 9
Diss	42 8	36 1	18 6	31 11	30 7	16 0	25 7	28 2	18 2
East Dereham	42 4	30 11	19 0	30 2	30 2	17 0	25 3	27 10	17 9
Harleston	43 7	34 9	24 3	32 0	30 5	18 0	26 2	28 2	20 2
Holt	41 6	29 11	21 6	29 10	27 7	16 4	25 7	26 11	18 8
Fakenham	43 11	30 10	22 10	30 7	28 9	17 10	25 5	27 5	18 1
North Walsham	41 6	26 11	25 6	29 8	21 10	16 4	25 11	28 7	17 2
Norfolk	43 6	31 8	22 4	30 9	28 10	16 11	25 6	27 8	18 4

Of course, since 1893 there has been a great further fall, markedly in barley.

At the East Dereham meeting Mr. T. H. Hubbard said: "The great cause of the "depression is the dreadfully low price of produce. We do not complain so much "as regards breeding and grazing, but what we complain of is the price realised by "farm produce. Unless something can be done to increase the price of produce the "cultivation of the land must be given up. We want better prices for wheat and "barley."

At the North Walsham meeting Mr. G. Cobon said: "We are suffering from the "very low price of corn."

At the King's Lynn meeting, Mr. Martin said: "Unless we get better prices for "our produce, one of three things must happen, either the land must go out of "cultivation, the price must be enhanced, or the growing of corn in this country "must be given up."

Mr. Oldfield, whom I met at Ryston, and who gave me valuable information, said: "It is harder work to pay 10*l.* now than it was to pay 20*l.* a few years ago."

The following figures show the total value of the corn sold on a farm of 650 acres (400 arable) in each of the years 1890–93 :—

	£
1890	1,844
1891	1,740
1892	1,204
1893	1,240

This shows a reduction of 40 per cent. in the gross receipts from the corn crop. This was on the fen land of West Norfolk.

On a farm of 1,100 acres in Mid-Norfolk the wheat and barley sold in 1884 for 3,916*l.*, while in 1893 the wheat, barley, and oats made 2,675*l.*, showing a reduction in receipts of 32 per cent. The sale of corn after harvest to the end of November (which often goes to provide the money for buying in bullocks) amounted in 1884 to 887*l.*, while in 1894 in the corresponding period it made 260*l.*

On a farm of 387 acres (127 arable) in South Norfolk the total value of corn sold and used in the five years 1889–93 was :—

	£
In 1889	957
1890	1,025
1891	1,148
1892	744
1893	695

This shows a fall in 1893 as compared with the mean of the three years 1889–91 of 33 per cent.

On a farm of 425 acres (383 arable) in North-east Norfolk, the following were the gross receipts for corn in each of the ten years 1883–4 to 1892–3.

Year.	Wheat.	Barley.	Oats.	Total.
	£	£	£	£
1883–4	680	578	—	1,258
1884–5	561	653	—	1,214
1885–6	610	564	71	1,245
1886–7	471	425	74	970
1887–8	460	480	52	992
1888–9	418	498	77	993
1889–90	612	505	39	1,156
1890–1	670	535	110	1,315
1891–2	490	437	62	989
1892–3	435	502	73	1,010

It will be seen that this statement does not include the crops of 1893 and 1894. The fact that the later years do not show any material reduction is due partly to the fact that oats have been sold. There has been a marked reduction in the receipts from wheat, but the sales of barley had, up to the period to which the account runs, not fallen off. This it should be remembered is in the most favoured part of the county.

The following is an account extending over 32 years of the total value of the corn sold off a farm in the neighbourhood of Fakenham. The farm is 484 acres in extent, of which 300 are arable. The account was handed to me by Mr. H. J. Gayford.

	£	s.	d.
1863	1,411	12	10
1864	1,300	12	1
1865 Crops blighted	813	8	1
1866	1,687	6	9
1867	1,945	0	10
1868	1,457	10	4
1869	1,193	18	7
1870	1,409	6	6
1871	1,550	18	5
1872	1,210	16	1
1873	1,700	4	6
1874	1,602	18	7
1875	1,078	16	4
1876	1,266	4	10
1877	1,577	13	0
1878	995	11	7
1879	1,165	8	10
1880 Record mislaid. About 1,000*l.*			
1881	1,023	15	7
1882	1,145	13	3
1883 Record mislaid. About 1,050*l.*			
1884	1,402	12	8
1885	997	3	1
1886	797	1	9
1887	1,015	5	6
1888	990	10	6
1889	912	10	4
1890	1,040	4	6
1891	1,032	2	0
1892	923	5	0
1893	621	4	2
1894 Estimated at Michaelmas at 633*l.*, but will not realise it, as corn is unsaleable at present at any price.			

Bad seasons.

24. Although the primary and predominant cause of the depression was stated by almost every witness to be the fall in prices, there is no doubt that bad or difficult seasons have been a contributory cause to the present critical position. In 1893 the

drought was seriously felt on the light lands of Norfolk; but this though it caused much loss, faded into comparative unimportance in face of the still more serious consequences of the rainy season of 1894. This had the effect of enormously depreciating the barley crop, which may be fairly termed the main product of the county. A large proportion of the barley, which in a fair season could be relied on to make a reasonable price for malting purposes, became last year practically unsaleable. I was much impressed at Norwich corn market when prices for barley were ranging as low as 9*s.* and 9*s.* 6*d.* per coomb, or even less, to see the large number of anxious-looking farmers who brought their samples to the buyers and had them returned, after examination, without even an offer. The look, almost of despair, which was discernable on the faces of many men having the appearance of the smaller class of farmers who went from buyer to buyer and could not get so much as a single bid, was very melancholy. One realised the fact that to every deep there is a lower depth, and that worse even than having to accept 18*s.* or 19*s.* a quarter, was the actual inability—merely by reason of the effects of last harvest-time—to sell at any price at all.

On the wheat lands of the fens last season had a very damaging effect. Mr. Wm. Little, of Littleport, whom I met at the house of Mr. Peacock, stated that the wheat crop of 1894 in the fen district was probably not worth on an average more than 3*l.* per acre. A wet season is especially disastrous there, for "it never yet rained flour in "the fens."

Other temporary or occasional causes.

25. A visitation of the Hessian Fly was mentioned by one or two witnesses as having contributed to their difficulties in 1893. In one case a farmer occupying nearly 1,500 acres stated that he lost 700*l.* four years ago by an outbreak of anthrax on his farm. In another case a farmer in South Norfolk occupying 368 acres stated that two years previously he suffered heavily from a severe hailstorm. He had previously insured for some years but had dropped the premiums "because times were "so bad," and almost immediately he had done so the hailstorm came and found him uninsured.

The four-course system.

26. At the East Dereham meeting, Mr. B. Wilson said that the cause of the depression was the existence of too much ploughland and the adherence to the four-course system. This view, however, was not endorsed by the meeting, for on asking the question whether they considered that the four-course system had been a cause of agricultural depression, I received in reply a unanimous negative.

Geographical situation.

27. The Chamber of Agriculture report refers incidentally to the fact that—

"Remoteness from large manufacturing centres and the cost of railway freights "prohibit the sale of hay, straw, and market garden produce, except in very limited "quantities."

No doubt as compared with many counties Norfolk is handicapped by reason of its distance from the great centres of population. This, however, is, of course, a factor which has always been present.

V.—Effects of the Depression on Landowners.

The position of landowners.

28. There can be no doubt that the position of the owners of land in Norfolk is very serious. The evidence of the effects of the depression is to a large extent patent. Many of the owners of well-known estates—men whose names are famous in the history of the county—have had their incomes so much curtailed that they have had to let "the Hall" and live on a more modest scale elsewhere. Others have been compelled to let their shootings and to practice severe retrenchment in every direction to enable them still to occupy their old homes. Apart from the trouble and difficulty from which the owners themselves suffer, through the operation of economic causes over which they have no control, it will not be contended in any quarter that such a state of affairs is favourable to the interests of the community. The owner of an estate is the centre of a wide circle of interests and individuals, all of whom are more or less affected by his action. When his position is disturbed the disturbance of necessity spreads itself in concentric rings, so to speak, over a considerable area.

Nor is the rather cynical theory, that if the present race of owners are swept away they will be supplanted by better and richer men, supported by facts. No doubt men of wealth may hire the old halls and take the shootings, but it is only in exceptional cases that they buy estates and take up the duties of landed proprietors. To suppose that land can be permanently considered merely as a luxury, to be owned only by those who have accumulated from other sources sufficient wealth to enable them to afford it,

is, I venture to think, an obvious fallacy. Sooner or later the ownership of land must be based on commercial principles like the ownership of other property. As a matter of fact evidence was given me which tended to show that capital is becoming very shy of English land. Even more ominous is the fact mentioned by a witness who has exceptional opportunities for judging of the state of the land market, that in his knowlege 150,000*l.* had recently been invested in land in Holland, rather than in land in East Anglia.

The landlords' loss.

29. The Chamber of Agriculture in their report stated:—

"The landlords have lost, probably, not as little as 25*l.* per acre the whole county "over, or 30,000,000*l.*"

This was an estimate made by a strong and representative committee, and as such is deserving of due respect. It refers to a period of 20 years, and goes, therefore, beyond the scope of my inquiries. I have, at any rate, not sufficient data to attempt either to challenge or confirm the estimate, which must rest, therefore, on the authority of those who made it. Whatever the aggregate loss may have been, the evidence, to which I proceed to refer, shows that over at least a large portion of the county it must have been very considerable.

Reductions of rental of estates.

30. The Chamber of Agriculture Report put the reduction of rent during the period 1874 to 1894, as follows:—

On the best lands from 25 to 35 per cent.
On the medium lands from 40 to 60 per cent.

and added that "On the very light, on the poor heavy lands, and on some of the fen "lands, no rents can be obtained, there being numerous instances of farms abandoned, "and of farms let rent free."

The Earl of Leicester was good enough to give me detailed information as to the Holkham estate, which fairly represents the bulk of the light lands of Norfolk. The

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figures which he had prepared for me are given in full in the Appendix. They show the rental of every farm on the estate in 1878 and at Michaelmas 1894, exclusive of grass lands not attached to the farms, shooting rents, and rents of cottages and allotments. There are 67 farms included in the figures, ranging in size from 25 acres to 1,941 acres.

	£	s.	d.
The total rental was in 1878 - - -	52,682	1	7
" " 1894 - - -	28,700	12	9
Being a reduction of - - - - - -	23,981	8	10

The reduction of rental, therefore, on the whole of the Holkham estate amounted in 16 years to 45·5 per cent. Lord Leicester has always paid the tithe (commuted at 6,834*l.*), and half the school rate and subscriptions to schools.

App. C. 1.

On an estate in West Norfolk, the rentals (*see* Appendix C. 1), comparing 1872 with 1894, were as follow:—

Parish.	1872.	1894.	Reduction.
	£	£	Per Cent.
A - - -	1,401	838	40
B - - - -	1,636	1,019	39
C - - -	658	402	39
D - - - -	416	321	23
E - -	1,761	1,384	21
F - - - -	2,967	2,234	25
	8,839	6,198	30

On an estate of 17,000 acres the rental was 11,500*l.* in 1874, and 6,700*l.* in 1894, a reduction of 42 per cent.

On an estate of 4,000 acres in Mid-Norfolk, the rental was in 1879 5,000*l.*; and in 1894, 2,000*l.*; a reduction of 60 per cent.

On a small estate in South Norfolk the rental was in 1874, 4,139*l.*; in 1885, 2,725*l.*; and in 1894, 1,796*l.*, a reduction of 56 per cent. from 1874, and of 33 per cent. from 1885.

On an estate of 6,500 acres in South-east Norfolk, the rental in 1877 was 10,169*l.*, and in 1893, 7,603*l.*; a reduction of 26 per cent. In this instance some land was bought in 1877 which now brings in 329*l.* All the estate is good land.

On a small estate of 1,400 acres in North-east Norfolk, the rental in 1881 was 2,110*l.*, and in 1893, 1,830*l.*; a reduction of 14 per cent.

On an estate of 8,022 acres in North-east Norfolk, of which 6,283 acres are let in 38 farms, the rentals were—

		£
In 1874		7,185
1888		5,970
1894	£ 6,030	
	Less abatement 746	
		5,284

This shows a reduction of 27 per cent, from 1874, and of 12 per cent. from 1888.

On the Heydon estate the reduction of rents has been 35 per cent.

Mr. E. R. Pratt stated that rents in his district of West Norfolk are reduced, say, 40 per cent. on the gross rental; this, in the case of fen, may be 60 per cent., when the drainage taxes are heavy.

Mr. G. B. Ffolkes stated that, in the Freebridge Lynn Union (West Norfolk) rents are reduced "30 to 40 per cent. to new tenants; remissions of 20 to 30 per cent. "to old tenants."

The members of the Aylsham Board of Guardians whom I met stated that rents in their union had been reduced 30 per cent.

The committee appointed by the East Dereham meeting put the reduction of rent in that district at about 30 per cent.

The farmers whom I met at Letton stated that the reductions of rent amounted, in that district, to from 30 to 35 per cent.

On Mr. Fellowes's estate in South Norfolk the agent informed me that a quantity of grass land, soon after being laid down (about 1887), let readily at 1*l.* per acre, whereas now, though it has been improved, it will only make 10*s.*, and tenants are giving, or threatening, notice unless it is reduced to 7*s.* 6*d.* This is well-drained heavy clay land.

On Lord Sondes's estate the reduction, since 1875, has been from 25 to 30 per cent.

Reductions of rent on individual farms.

31. It would be easy to multiply instances of considerable reductions of rent made on individual farms. The statement of rentals on the Holkham estate (already referred to), which is given in the Appendix, contains many such examples, some of them showing reductions of 50 per cent. and upwards since 1878. It may, perhaps, be said that Lord Leicester is an exceptional landlord, and no doubt it is a tradition on his estate that no good tenant is allowed to leave if, by any means within the bounds of reason, he can be met. But it is significant that even the large reductions which have been made will not, in all cases, suffice to keep the present tenants. Eight farms on the estate are stated as being thrown up either in 1895 or 1896, and on these the reduction made ranges from 40 to 56 per cent., as follows:—

—	Acreage.	Rent in 1878.	Rent in 1894.	Reduction, per Cent.
		£	£	
I.	534	716	375	48
II.	1,069	969	500	49
III.	577	858	400	54
IV.	501	642	373	42
V.	502	762	339	56
VI.	736	954	553	42
VII.	833	991	600	40
VIII.	520	704	342	52

In the case of farm No. VIII. the farm has been offered to the tenant at 305*l.*, so that the reduction is really 57 per cent.

On another large estate in Mid-Norfolk the reductions on 14 farms—out of some 30 in all—average 47 per cent. since 1881; the figures being as follows:—

	£	£
1881.—Rent and tithe paid by tenants - -	12,928	
Less tithe - - - -	1,168	
Rental received by landlord - - -		11,760
1894.—Rent paid by tenants - - -	7,130	
Less tithe paid by landlord - - -	818	
Rental received by landlord - - -		6,312
Reduction, 1881–94 - -		£5,448

The agent stated that, on the current year 1894–5, it appeared probable that rents would have to be further reduced some 15 or 20 per cent., and even then he did not feel sure that they could keep their tenants. He had received 10 notices to quit at Michaelmas 1895. The details of the above figures are given in the Appendix, and it will be seen that on the farms which have been thus reduced 11,200*l.* has been spent in new premises since 1881.

App. C. 7.

Some examples of reductions on an estate in South Norfolk, which comprises some very good land, are given in the Appendix. On the nine farms given, a reduction in rental of 58 per cent. is shown.

App. C. 8.

A farm of 436 acres in the Diss district is let now at 120*l.*, and 20 years ago it was let for 500*l.*

Recent reductions.

32. Many of the reductions referred to in the last paragraph have been made, in part at least, very recently. Indeed, within the past two or three years rents, as it was observed to me, have "tumbled down" in many instances.

Mr. Crickmore, land agent and valuer, mentioned an instance in South Norfolk of a farm of 193 acres, the rent of which was fixed three years ago at 210*l.* a year and the tithe. Now the landlord pays the tithe and has abated 30*l.* of the rent "as long "as the depression continues."

The occupier of a farm of 130 acres in the Diss district took it in 1891, rent free, for a year, and was to pay 50*l.* in 1892 and thereafter 150*l.* But he never paid the last-named rent, for, in 1893, a fresh arrangement was made and the rent fixed at 80*l.*

In point of fact, it may be said without hesitation that, in 1893 and 1894, farms which had not been reduced before were reduced then, and those which had been previously reduced were still further reduced.

Action of assessment committees.

33. The point last-mentioned is fairly indicated by the action of assessment committees. I give in the Appendix some extracts from the books of three assessment committees, which give several of the most striking examples of reductions recently made in the rateable value of particular farms. These, it will be seen, are not cumulative reductions, nor do they represent the fall in value for any period. They simply show some of the reductions made in either 1893 and 1894 in the case of farmers appealing against their assessment. The Swaffham Assessment Committee, for instance, in October 1894 marked their sense of the situation by reducing very substantially the assessment of farms in the union. Thus, on the 18 farms for which the figures are given as being reduced in October 1894, the total reduction made at one meeting was 30 per cent. In the 11 instances quoted from the books of the assessment committee of the Mitford and Landitch Union (East Dereham district) the reductions, all of them made in 1893 and 1894, amount, on the whole, to 39 per cent.

App. F. 1.

These instances, it is hardly necessary to observe, are not typical. It would, no doubt, be misleading to argue that all the farm land in the two unions above-named fell in value in two years by 30 or 39 per cent. On the other hand, it must be remembered that the books of assessment committees are only a partial guide, inasmuch as many farmers do not at once appeal, while others may be prevented from appealing because they have only received temporary abatements and not permanent reductions.

Rateable value of unions.

34. Before attempting to sum up the extent of the fall in rents, there is one other set of figures which may be included in the available data on the subject, viz., the

valuation made by assessment committees for the Poor Rate. I endeavoured to obtain the full details for all of the unions in Norfolk, but I only succeeded in obtaining comparative figures for four. These are, however, perhaps the most representative that could be given, at any rate so far as Mid and West Norfolk are concerned. Tables showing the rateable value of each parish in the Downham, Freebridge Lynn, Mitford and Landitch, and Swaffham Unions are given in the Appendix. The totals are as follow:— App. F. 2.

——	Acreage.	1881.	1894.	Reduction.
		£	£	£
Downham	80,936	149,724	111,825	37,899
Freebridge Lynn	68,540	95,297	70,073	25,224
Mitford and Landitch (E. Dereham).	106,911	197,598	149,605	47,993
Swaffham	80,036	98,220	73,575	24,645
	436,423	540,839	405,078	135,761

This shows a total reduction in the rateable value of these four unions, comprising 436,423 acres, of 135,761*l.* or 26 per cent in 13 years.

It should be observed that these unions are all purely agricultural, and I have made no deduction from the gross figures in respect of small towns, such, for instance, as East Dereham or Swaffham, which contain a certain proportion of house property. Although naturally house property in agricultural districts tends, in the long run, to depreciation by reason of a fall in the value of agricultural land and the depression of the farming interest, yet it feels the effect very much more slowly. The value of railway property also—which tends, as a rule, to increase—serves, to some extent, to disguise the extent of the fall due to the depreciation of land. On the other hand, there has been some increase in the shootings, the assessment of which, in some cases which came under my notice, had recently been raised. It not infrequently happened that the assessment of a farm would be lowered, and the assessment of the shooting upon it increased at the same time.

Summary of evidence as to reductions.

34A. On the whole, the evidence laid before me may be said to fairly agree with the statement made by the Chamber of Agriculture, viz., that rents on the best lands have been reduced by 25 to 35 per cent., and on the medium lands from 40 to 60 per cent. Their statement extended over a longer period than came specially within the scope of my inquiries, and, making some slight allowance for this fact, I should be disposed to put the range of reduction at from 20 to 60 per cent., the average which would represent the largest quantity of land in Norfolk being probably about 35 or 40 per cent. Of course, this does not take account of farms for which no tenant at any rent can be found, nor does it include exceptional cases such as those, on the one hand, where special circumstances have kept up the rent of particular farms, or, on the other hand, where farms have been let at merely nominal rents.

Farms unlet and in hand. Notices to quit.

35. There is a certain quantity of land in Norfolk which cannot now be let at any rent, and there can be no doubt that next Michaelmas will see a large addition to it if present conditions continue. On the Holkham estate, as already noted, eight farms have been thrown up, and Lord Leicester informed me that, until Michaelmas, 1894, no tenant on the estate had ever thrown up a farm.

On an estate in South Norfolk nine farms, ranging in size from 107 to 514 acres (comprising 2,371 acres altogether), are in hand. They have all been advertised in England and Scotland, and only two applications had been received in 1894, neither of which was satisfactory.

In the Loddon district, Mr. Easter stated that there were 3,000 acres of land which "might be had rent-free." He mentioned one farm of 200 acres which was vacant and had been advertised without obtaining a single offer. On a small estate in the same district five out of the six tenants have given notice to quit.

On the Duke of Norfolk's estate in South Norfolk there are farms in hand wanting tenants.

One farm of 310 acres in the same district was let 13 years ago at 21*s.* per acre, and now it is offered, and cannot be let, at 5*s.* per acre.

On the Marquis of Cholmley's estate, of between 16,000 and 17,000 acres, only 200 acres are in hand; but that, as his agent, Mr. Freuer, informed me, is because "he *will* let if possible." Mr. Freuer stated that he did not consider it to be to the landlord's interest to take land in hand if he can get a tenant on any reasonable terms. On another small estate of 1,600 acres under his management there was one farm of 600 acres unlet.

An owner of several small farms in Mid-Norfolk stated that he had two or three of them in hand for which he could get no offer.

In the Diss district Mr. Chase, who owns and occupies land, stated that there is no land unfarmed, and not many farms in hand.

In the south-west of the county the Duchy of Lancaster has 4,261 acres in hand, only 800 acres of their Norfolk land being let.* In that part of the county—where some of the poorest land is situated—there is a considerable extent for which no tenants can be found.

Mr. A. Ling stated that in the Holt district (North Norfolk) there are not many farms at present unlet, but that the occupiers of about half of them have given notice to quit next Michaelmas.†

Land laid down to grass.

36. It would not be true, so far as I could discover, to say that there is any large extent of land absolutely abandoned, though no doubt a considerable area is really of more value for shooting than for farming. But there has certainly been a marked tendency to lay land down to grass. Unfortunately, much of the light land —especially the sandy soils in the south-west of the county—is very refractory. Could the present position of affairs have been foreseen, it would never have been broken up from its original state of sheep-walk or rabbit-warren. It is very difficult now to get this sort of land to turf over with any kind of grass, and, practically, it will only revert to heath. A farmer near Swaffham informed me that he sowed down 10 acres a few years back, and now it is nothing but heath-land. On the heavier soils the land is being rapidly laid away. On the estate of Mr. R. Fellowes, for instance, 654 acres have recently been laid down to grass. In one case, a farm of 136 acres, the whole of the arable land (114 acres) was laid down for a tenant who offered to take it at 10*s.* per acre if this were done, but declined to take it otherwise.

App. C. 6.

In another case, a farm of 115 acres in South Norfolk, all of which, except about 4 acres, was arable, was laid down after having been in hand for a year.

Many similar instances might be cited of farms being wholly or partially "laid away" to grass. In some cases this is intended to be permanent, but in the majority of instances it is intended to lay it down "as long as it will lie." For instance, Mr. J. B. Ellis, who farms 1,093 acres at West Barsham, near Fakenham, informed me that he had laid down 260 acres for as long as it would stand. He expected some of it would not lie more than seven or eight years.

Mr. Pratt recently laid down 50 acres of heavy clay at a cost, for seeds, of 12*s.* per acre. He laid down a piece of land six years ago with a more expensive mixture, and now he stated that rye-grass and meadow fescue chiefly prevail.

In the north-eastern part of the county there is little difficulty about getting the seeds to stand.

There is, however, one difficulty—in many parts of Norfolk a serious one—which has to be taken into account in laying land down to grass, and that is the supply of water for stock. On one farm of 1,020 acres in Mid-Norfolk, for instance, I was told there are only one or two surface-water pits, and practically all the water has to be raised from a well 150 feet deep.

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* See Minutes of Evidence of the Royal Commission, vol. 1., p. 117.

† A witness laid his books before me who owns several farms in the eastern counties, two or three being in South Norfolk. The property was bought some fifteen years ago for 77,871*l.*, the rental then being 5,027*l.* According to the accounts shown me, the nett amount received in each of the years 1889, 1890, and 1891 was 900*l.*, and since then there had been no income at all from the property. Several of the farms, which are mostly small, are now unlet. The property is unencumbered, but the charges on it were in 1894—land tax, 177*l.* and tithe, 415*l.*; and the assessment to property tax is 1,754*l.* This witness said, "if you own land "and have a grudge against a man, die and leave him a farm."

Mr. E. G. Cubitt handed me the following prescription of a mixture for sowing down a permanent pasture which he had found satisfactory :—

	Lb. per Acre.
Meadow foxtail	1
Cocksfoot	2½
Meadow fescue	2½
Hand „	5
Sheep's „	3
Red „	2
Poa pratensis	2
Creeping bent-grass	2
Poa trivialis	1
Timothy	3
Crested dogstail	½
Cow-grass (English)	2½
Trefoil	3
Alsyke	1
White clover	1

The cost of this was 24*s.* 4½*d.* per acre.

37. The amount of capital expenditure necessary to the maintenance of agricultural property is strikingly shown in the following statement referring to the Holkham Estate :— Return for landlord's capital.

	£
Spent on buildings and repairs by the late Earl of Leicester	536,992
Spent on buildings and repairs and drainage (including expenditure on cottages) by the present Earl	377,771
Spent on the purchase of land for the improvement of the estate	197,277
	£1,112,040

The present rent-roll of the estate, as shown by the statement in the Appendix, is 28,700*l.*, and this, as has been already pointed out, is likely to be materially reduced in the near future. Taken as the mere interest on this expenditure of 1,112,040*l.*—and without taking any account of the original cost of the estate, or the present value of the land—the rental represents just 2½ per cent. on the outlay of capital necessitated to maintain the land in a fit and proper condition for the purposes of farming. It is impossible to avoid the reflection, that there is probably no other investment possible in which the return for the expenditure of upwards of a million of money would be so small.

Lord Leicester is one of the great landowners of the country. It may be of interest to put the case as it was stated to me by a small landowner, whose estate, of some 1,500 acres, is within a few miles of Holkham. I quote from his evidence :—

"Take a farm of 200 acres in this district (North-east Norfolk). The house and buildings necessary to properly equip it will cost 2,000*l.*, and to this must be added four cottages at 125*l.* apiece = 600*l.* This makes 2,600*l.* of landlord's capital expended, for which he ought to get 6 per cent., or 156*l.* per annum. This means 15*s.* 6*d.* per acre on 200 acres; and to this must be added tithe, commuted at 8*s.*, present value 6*s.*, and land tax 1*s.* per acre. So that a rent of 22*s.* 6*d.* per acre is required merely to pay interest on buildings, tithe and land tax, with nothing for the value of the land."

38. I give in the Appendix a statement showing the disbursements on the Holkham estate for the year ending Michaelmas 1894. This includes, with the exception of two farms, the same property as that included in the statement in Appendix C 2. The following is a summary of the different items :— Outgoings on estates. App. C. 3.

	£	*s.*	*d.*
Outrents	193	14	1
Land tax	1,375	6	9
Property tax	942	12	3
Parochial rates	258	11	1
Rent-charge	5,121	18	6
Voluntary payments	361	6	1
Carried forward	8,253	8	9

	£	s.	d.
Brought forward - - -	8,259	8	9
Buildings and repairs - - -	2,620	1	11
Gates and fences - - - -	136	5	2
Under-draining - - - -	21	3	2
Law charges - - - - -	10	7	6
Expenses of management - - -	1,025	14	8½
Sundry disbursements - - -	71	19	2½
Deficiencies - - - -	172	2	0½
	£12,311	2	5½

App. C. 4. On Sir R. Beauchamp's estate in South-east Norfolk there are about 2,000 acres of marsh land, on which the average annual expenditure for maintenance (taking the 17 years 1877–94) has been 754*l.*

App. C. 5. A statement is given in the Appendix showing the rental and expenditure respectively in the year 1874, and in each year from 1888 to 1893, on the Blickling estate in North-east Norfolk. This refers to the agricultural land of the estate, excluding houses let without land, allotments, and small parcels of land. Taking the six years 1888–93 the average annual outlay on repairs, management, tithe, rates, taxes, and insurance was 2,995*l.*, while the gross annual rental in the same period averaged 5,929*l.* The proportion of outlay to gross rental was accordingly just 50 per cent. In 1874 the gross rental was 7,185*l.*, and the outlay 2,910*l.*, the proportion of the latter to the former being therefore 40 per cent. These are not the actual proportions, because the outlay includes items in respect of property not included in the rentals; but the comparison holds good as between the two periods. This exemplifies the fact frequently brought under my notice, that the outlay does not necessarily decrease with dimished revenue, and, consequently, is a heavier burden now than formerly. In some cases, however, no doubt, the outlay on new buildings, &c., has been substantially reduced.

On the Marquis of Townshend's estate, Mr. Gayford informed me that about 40,000*l.* had been spent in buildings and repairs within the past 15 years. About 20,000*l.* had been spent on farm premises, and 8,000*l.* on the erection of 40 new cottages and the improvement of old ones.

On the Marquis of Cholmley's estate the outgoings amount now to 4,500*l.* per annum. In 1874 they were 6,500*l.*

The following statement, which was sent me by a landowner in South Norfolk, shows very strikingly the reduction of income within the past 20 years, and also the heavy burden of outgoings:—

Year.	Gross Income.	Tithes.	Land Tax.	Total Tithe and Land Tax.	Percentage of Tithe and Land Tax to Gross Income.	Repairs.	Total Outgoings.	Nett Income.
	£	£	£	£	Per cent.	£	£	£
1875 - -	4,139	588	165	753	18	369	1,122	3,017
1885 - -	2,725	563	183	746	27	420	1,166	1,559
1894 - -	1,796	445	173	618	34	548	1,216	580

These figures are startling, showing as they do a decrease in the nett income from the estate of no less than 81 per cent. It will be seen that the reduction of rental was 57 per cent. in 1894, as compared with 1875. This, as was shown above (paragraphs 30 and 31), has not infrequently occurred, and the statement shows vividly what the significance of such a reduction is to an unfortunate owner who may have no other source of income. It will be seen that in this instance, notwithstanding a depletion of income which in any vocation of life would be termed disastrous, the landowner has maintained and, indeed, increased his outlay on repairs, and that in 1894 he spent in this direction an amount nearly equal to his nett income.

Financial position of landowners. 39. The statement last given given leads naturally to the question whether it represents a condition of affairs which is widespread in Norfolk. I should indeed regret to have to report that all owners of land in the county have suffered to this

extent. Obviously, on large properties the margin is greater, and therefore the strain, though serious enough in proportion, does not involve the positive distress which may be brought upon an owner of a small estate and his family. In the nature of things, I could scarcely expect many of those who feel the pinch most severely to lay the whole of the facts, even in confidence, before me; but more than enough evidence was given to show the hard battle which many a country gentleman is now fighting with adversity. In many cases they had to some extent bowed to the storm, and had let their houses. A list was given me of 18 halls which had been let to strangers, while their owners had retired into one of the farm houses on the estate, or to some other modest habitation. But even more impressive are the pluck and determination shown by some of the owners of the smaller estates who have resolved (as one of them expressed it) to "stick to the ship to the last," and were devoting all their energies to the personal management of their property, in the hope of being able still to live in the home which, often for generations, has been that of their family. Whatever views may be held, by any school of thought, on the abstract question of the private ownership of land, it appears to me that the spirit which impels a man to doggedly cling to the old home, and endeavour, by hard work and anxious thought, to retain it for his family, is one to be respected in whatever class it may be found.

I hope I may not be thought to exceed my province in making these remarks; but I am impelled to do so by much which came under my personal observation in Norfolk, but to which it is impossible to refer except in general terms.

Selling value of land.

40. The capital value of land has naturally fallen enormously, in many cases by one-half. Several instances were given by witnesses of land which is not now worth the mortgage upon it. In one instance, a farm was bought some years ago for 55,000*l.*, and the owner afterwards refused an offer of 70,000*l.* for it. It was mortgaged for 30,000*l.*, and I was told by the mortgagee that he could not find a purchaser at that figure. In another case, a farm of 200 acres had recently been sold for 2,000*l.*, a sum which would not cover the cost of the house and buildings upon it. But in this connexion the small owners or yeoman farmers have been probably the worst sufferers, and to them I shall refer subsequently.

VI.—Effects on Farmers.

The character of of Norfolk farmers.

41. Twenty or thirty years ago no class connected with the land "held their heads higher," to use a colloquialism, than the farmers of Norfolk. As men of considerable capital, conducting a profitable business on a large scale, and with a well-deserved reputation for enterprise and ability, they had a fair right to do so. Many of them owned the whole or a part of the land they farmed, and they lived in a style to which they might not unreasonably claim that their income and property entitled them. But all this has now very largely changed. The typical Norfolk farmer of to-day is a harassed and hard-working man, with little time to devote to anything but the struggle to make both ends meet. The survivors of the easy-going class of farmers are few and far between, and those who now occupy the farms are men who are holding on by sheer determination and hard work. Many of those with whom I came in contact were obviously keen and energetic men of business with a thorough and, as the phrase goes, "up to date" knowledge of all the intricate details of their vocation. This might not, perhaps, apply universally to all the smaller farmers; but as a general rule no one who met, as I had the pleasure of meeting, a large number of Norfolk farmers, staying with some of them in their homes and spending a considerable time with many others, could fail to be impressed with the conviction that at the present time, all that energy and intelligence can accomplish is being done to combat their difficulties.

Many of the farms are now occupied by men of the younger generation, who for the most part have been educated specially (at Cirencester or Downton in some cases) for the work of farming, and who for many years past have been imbrued with very modest expectations of the profits to be derived from the land. One of the saddest and most significant facts, among the many brought to my notice, is that these men, who often come of a long race of Norfolk farmers, are losing heart and hope, and are looking about for other directions in which they may find better scope for their energies. Often the direction they look is across the seas where, as they think, there are still chances for expert farmers to obtain that return for their skill and capital which in their own country they have relinquished the hope of securing. Many of the older farmers told me that while they would no doubt have to "hang on" because

at their age they could not change their whole life, their sons could not be induced to take up a pursuit which offers now so little attraction for a young man. It is no light matter that agriculture, and often the country also, is thus losing brain and muscle which the nation can ill afford to spare. Whatever the other effects may be, it is at least certain that to deplete the land of intelligence and enterprise cannot make for agricultural progress in the future.

Present rents.

42. Before considering the actual financial positions of farmers it may be well in this place to note briefly what is the general level of the rents which those who hire their land have to pay, subject to the qualification that it is a period of almost universal and continuous reduction and that the rents payable at Michaelmas 1894 are in many cases not those payable at Lady Day, 1895.

I take first of all the estimated average rents as given in a few representative replies to the specific question.

Swaffham Board of Guardians	Highest 25*s.* to 27*s.* per acre. Lowest 1*s.* per acre.
Aylsham Board of Guardians	About 1*l.* per acre.
Committee of East Dereham Meeting	About 17*s.* 6*d.* per acre.
Meeting of Farmers at Letton	1*l.* per acre.
Mr. G. B. Ffolkes (Freebridge Lynn Union)	About 12*s.* 6*d.* per acre.
Mr. J. Sancroft Holmes (Deepwade Union)	10*s.* to 20*s.* per acre.
Mr. E. R. Pratt (Ryston Estate)	20*s.* per acre.
Mr. W. J. Ireland (Heydon Estate)	15*s.* per acre.
Mr. Alfred Ling (Erpingham Union)	18*s.* per acre.

All these figures, of course, include the tithe.

On the Holkham estate the average rent of all the farms was, in 1894, 14*s.* 8½*d.* per acre, as compared with 1*l.* 7*s.* per acre in 1878.

On the Blickling estate the average rent per acre in 1893 was 19*s.* 2*d.*, and since then reductions have been made.

Among a large number of individual instances which were given me by farmers, I found very few farms on which the rent was more than 1*l.*, and a considerable number on which it was less. On the best land, rents of 1*l.* per acre or slightly more are still obtainable; but the area which would come under this category is limited. In the neighbourhood of Diss, which is generally good land, I was told by a reliable witness that the average would be about 18*s.* Of course, the marshes, which are exceptional, are let at higher rents, and in the fens a good deal of the land is let at 1*l.* On the lighter soils the average rent would probably be somewhere between 10*s.* and 15*s.* per acre. Much of the poor land is let at nominal rents, and in many instances the shooting rent is more than the agricultural rent. In one instance over 2,000 acres are let with the shooting for 500*l.* per annum, and the tenant lets the shooting for 400*l.*, so that the agricultural rent is 100*l.* or less than 1*s.* per acre.

On one farm in the Loddon district I was informed that the rent had been 1*l.* per acre for a century.

Arrears of rent.

43. I found few complaints that rents were unreasonably high, the general opinion of farmers being that landlords had met them as well as could be expected. Indeed, the tenants feel that in these time they are able to make their own terms, and the number of notices given at Michaelmas, many of which probably meant a notice for reduction of rent, shows that they know and exercise their power. Still, even the present rents are not always paid, and I heard of a good many arrears; while landlords, agents and tenants concurred in the belief that the Lady Day audits would see an enormous amount of rent unpaid.

On the Holkham estate the amount of rent in arrear on December 1, 1894, was 2,142*l.* or 7 per cent of the amount due at Michaelmas.

Financial position of tenants.

44. The majority of farmers whom I met spoke in a very despondent and frequently almost a despairing way of their financial position. "Losing money," "living on capital," were frequent expressions, and I was told of many instances of farmers who had been ruined, some of them under very distressing circumstances. "Men who have capital are wasting it; those who have none are being ruined," said one witness. "Scores of farmers are not making 5*s.* a week for themselves," said another, who stated that in his own case he had drawn 100*l*, from his deposit account in each of the past four years to make ends meet on a 400-acre farm. Another witness, farming 800 acres, said he should be much better off without the farm; he had lost

1000*l.* in 1894. The fact is that things had been getting steadily worse up to 1893; but with the autumn of 1894 came what may almost be termed a crash, and nine Norfolk farmers out of ten were in a state of absolute alarm. Nor was it surprising under the circumstances. One farmer, occupying 1,100 acres, said he had taken 1,000*l.* into the business this year, and that his account at the bank was for the first time in his life overdrawn. Another, occupying about 2,000 acres in five farms, said he had 20,000*l.* invested in them, and this year he would get no interest at all on the money.

I should be disposed to use the word panic as expressing the attitude of farmers if it were not that it implies fears which are groundless, whereas no one can suggest that the occupiers of land in Norfolk have not very real ground for their alarm. They are not alone in their forebodings as to the immediate future. It seems to be shared by bankers, who have become exceedingly cautious in their dealings, whereas a few years ago they were most accommodating to any farmer of good standing. Among all classes connected with the land, indeed, there seems to be no confidence whatever in the future. Some optimists still adhere to the belief that the times will improve, but very few of them appear to be inclined to risk anything upon the chance of their doing so.

The following letter, from a land agent who gave me very valuable assistance, reached me soon after I left the district.

> "The situation here is becoming more strained every week, and I much fear the results will be disastrous to all classes living by the land. The gentleman on whom we should have called, and who was too ill to see you, was on the verge of bankrutpcy; he owns and farms about 500 acres, farms as tenant about 1,500 acres more under ——— His liabilities, including mortgage on his own estate, are about 40,000*l.*, estate shows about 5*s.* in the £; depreciation in his real estate, and low prices of farm produce have utterly ruined him and his son—furniture and everything have to go, a sad ending to thirty years' active work as land owner, county magistrate and agriculturalist. I fear he will be only one out of many before next Michaelmas."

45. I give in the Appendix a series of accounts, some of them extending over several years, of farms in different parts of the county. Farming accounts.

The first is a summary of the accounts of a farm of 425 acres (383 of which are arable) in North-east Norfolk. The farm was taken at Michaelmas 1879, and the accounts, which I copied from the books, extend over the whole period up to Michaelmas 1893. Twelve acres were laid down to grass after the first year, and since that time there have been 42 acres of pasture, all of somewhat indifferent quality. The farm is held on a yearly tenancy without any written agreement, and the tenant is not restricted either as to cropping or the sale of produce. The holding is farmed on the four-course system. For 14 years App. E. 1.

The following were the results in each year:—

Year.	Profit.	Loss.
	£	£
1879–80	—	392
1880–1	63	—
1881–2	840	—
1882–3	480	—
1883–4	—	26
1884–5	74	—
1885–6	217	—
1886–7	—	161
1887–8	640	—
1888–9	230	—
1889–90	315	—
1890–1	750	—
1891–2	42	—
1892–3	373	—
	4,024	579

Deducting losses from gains, this shows an average annual return of 246*l.* for interest on capital and remuneration for management.

This farm consists of half fairly good mixed soil and half very light land.

For nine years. App. E 2.

The next series of accounts are those of a farm in Mid-Norfolk which comprised 750 acres from 1884 to 1889 and 567 acres from 1889 to 1892. The capital invested was rather more than 10*l.* per acre. Nothing is charged for interest or management, but in the last year of the series the sum of 41*l.* 17*s.* 6*d.*, is credited to the farm for produce supplied to the house, whilst against it is set off 30*l.*, being half the wages of a dairymaid and groom. In other years neither of these items is brought into the account; but, as will be observed, they nearly balance each other. The results in each year were as follows:—

Year.	Profit.	Loss.
	£	£
1884–5	—	307
1885–6	55	—
1886–7	—	634
1887–8	379	—
1888–9	207	—
1889–90	281	—
1890–1	62	—
1891–2	600	—
1892–3	—	418
	1584	1359

This shows a balance per annum of 25*l.* for interest on capital, management, &c.

For eight years. App. E. 3.

The next accounts given in the Appendix are those of a farm of 300 acres (280 arable) in North-east Norfolk which is the property of the occupier. Part of it was bought in 1873 and part in 1882, and the total cost was 18,000*l.* It consists mainly of good mixed soil and the four-course system is strictly adhered to upon it. The rent charged in the accounts is the sum at which it is assessed to Income Tax. The result of each year's farming was as follows:—

Year.	Profit.	Loss.
	£	£
1885–6	—	46
1886–7	—	145
1887–8	11	—
1888–9	329	—
1889–90	189	—
1890–1	9	—
1891–2	—	9
1892–3	80	—
	618	200

The nett return per annum, therefore, was 52*l.*

For seven years. App. E. 4.

A summary is given of the accounts for six years of a farm of 490 acres (300 arable) in Mid-Norfolk, together with a detailed account, as presented to the Income Tax Commissioners, for the year 1893–4. The capital is 5,000*l.*, and the rent and tithe was, prior to 1884, 800*l.* from 1884 to 1888, 720*l.*, from 1889 to 1892, 600*l.*, in 1892, 550*l.*, and in 1893, 523*l.* The following were the profits and losses:—

Year.	Profit.	Loss.
	£	£
1887–8	599	—
1888–9	552	—
1889–90	388	—
1890–1	141	—
1891–2	—	479
1892–3	90	—
1893–4	—	188
	1770	667

The nett average annual return for seven years, therefore, was 157*l.*

For five years.

At the East Dereham meeting, Mr. T. Cranmer stated that 13 years ago he took an occupation farm of 14 acres at Dereham, and after three years he took another of

70 acres, which he increased gradually until six years ago when he took the Mid-Norfolk farm at Tuddenham consisting of 208 acres. He kept careful accounts of receipts and expenditure on that farm for five years, with the following results:—

Year.	Profit.	Loss.
	£	£
1888–9	—	230
1889–90	35	—
1890–1	147	—
1891–2	76	—
1892–3	—	24
	258	254

There was thus a net profit of 4*l.* on the five years' farming. The capital invested was 2,500*l.* and nothing was charged for interest or management. The farm is considered to be one of the best in the district. A detailed statement for the year 1892–3 is given in the Appendix. App. E. 5.

A landlord whom I visited in West Norfolk showed me the accounts of a farm of 338 acres which he had in hand for some years, and let in 1891 at 21*s.* per acre. I give in the Appendix a statement of the receipts and payments, with the details of the valuations in each of the three years 1888–91. The result shown is as follows:— For three years. App. E.

Year.	Profit.	Loss.
	£	£
1888–9	213	—
1889–90	—	71
1890–1	182	—

The net result, therefore, for the three years was an average annual return of 108*l.* for interest on capital and management. The farming capital invested was 4,465*l.*

The balance-sheets—in the form presented to the Income Tax Commissioners—for the years 1893 and 1894 of a farm of 1,200 acres in Mid-Norfolk are given in the Appendix. This farm was in hand, and the results of the two years' farming under the management of a very experienced and practical agent (who is himself a farmer) was that there was a loss in 1892–3 of 1,393*l.*, and in 1893–4 of 937*l.* In the former year 88*l.* was charged for rent, but in the latter no rent was charged. The sequel is that the farm is being laid down to sheep-walk. For two years. App. E. 7.

An account is given for a farm of 640 acres (two-thirds arable) in South-west Norfolk, which averages the receipts and payments for the three years ending Michaelmas 1894. The result shows a balance of 185*l.* for interest on capital and management. The holding is a fair average farm of the district. The capital was originally 5,000*l.*, but it has now shrunk to 3,000*l.* Average of three years. App. E. 8.

Another account of a farm of 75 acres in the extreme west of the county, the property of the occupier, shows a loss on the year 1892–3 of 56*l.* The original cost and expenditure on buildings, stock, covenants, &c., amount to about 4,000*l.*, for which, as will be seen, no interest was, in that year at least, earned by the farm. Year 1892–3. App. E. 9.

An account for the year 1892–3 of the farming by the owner of 1,969 acres in Mid-Norfolk, shows a loss of 1,487*l.*, without charging rent or interest. The only exceptional item was 434*l.* for steam cultivation. At Michaelmas 1893 one farm (635 acres) was let, but the valuation charged in the accounts in respect of it was not realised owing to the fall in prices, so that the loss on the year was in reality 1,787*l.*, or 300*l.* more than the sum stated in the account. The account is added of 940 acres of the land above referred to, comprising one farm, for the following year, *i.e.* 1893–4. The result was a loss of 1,960*l.* on the year, without allowing anything for rent, interest, or management. The horses and stock have been sold off and the farm is being laid down to sheep-walk. App. E. 10. App. E. 11.

Summary of farm accounts.

46. The accounts whch have been referred to in the previous paragraph may, as a whole, be regarded as fairly representative, subject to the qualification that the farm management, of which they are the result, is quite above the average. They comprise holdings occupied by some of the best-known farmers in Norfolk, while the land farmed by its owners is managed by practical farmers of great experience. So far, therefore, as regards the farming the presumption is that the accounts of many other farms might show even worse results.

All the accounts are for the Michaelmas to Michaelmas year, and none of them include any charge for interest on capital, or for management.

It is important to note that only three accounts come down to a later date than Michaelmas 1893. It has been previously observed that the greatest pressure has come since that date, and, indeed, since Michaelmas 1894. The three accounts given for the year 1893–4 show heavy losses.

The following table summarises the results of each of the accounts under each of the years included, the sign + indicating profit, and — indicating loss.

Year.	(a.) N. E. Norfolk, 425 acres.	(b.) Mid-Norfolk, 750 acres 1884–9, 567 acres 1889–93.	(c.) N. E. Norfolk, 300 acres. *	(d.) Mid-Norfolk, 490 acres.	(e.) Mid. Norfolk, 208 acres.	(f.) West Norfolk, 338 acres. *	(g.) Mid-Norfolk, 1200 acres. *	(h.) S.W. Norfolk, 640 acres.	(i.) W. Norfolk, 75 acres. *	(k.) Mid-Norfolk, 1969 acres. *	(l.) Mid-Norfolk, 940 acres. *
	£	£	£	£	£	£	£	£	£	£	£
1879–80	−392	—	—	—	—	—	—	—	—	—	—
1880– 1	+ 63	—	—	—	—	—	—	—	—	—	—
1881– 2	+840	—	—	—	—	—	—	—	—	—	—
1882– 3	+480	—	—	—	—	—	—	—	—	—	—
1883– 4	− 26	—	—	—	—	—	—	—	—	—	—
1884– 5	+ 74	−307	—	—	—	—	—	—	—	—	—
1885– 6	+217	+ 55	− 46	—	—	—	—	—	—	—	—
1886– 7	−161	−634	−145	—	—	—	—	—	—	—	—
1887– 8	+640	+379	+ 11	+599	—	—	—	—	—	—	—
1888– 9	+230	+207	+329	+552	−230	+213	—	—	—	—	—
1889–90	+315	+281	+189	+388	+ 35	− 71	—	—	—	—	—
1890– 1	+750	+ 62	+ 9	+141	+147	+182	—	—	—	—	—
1891– 2	+ 42	+600	− 9	−479	+ 76	—	—	—	—	—	—
1892– 3	+373	−418	+ 80	+ 90	− 24	—	−1393	+185	− 56	−1787	—
1893– 4	—	—	—	−188	—	—	− 937		—	—	−1960
Nett result per annum.	+246	+ 25	+ 52	+157	− 1	+108	−1165	+185 †	− 56	−1787	−1960

* Farmed by owner. † Average of 3 years.

Working out the results above given for each of the three years 1891–2, 1892–3, and 1893–4, on the average represented, we get the following generalisation :—

Year.	No. of Accounts.	Acres represented.	Gross Results. Profit. Total.	Profit. Per Acre.	Loss. Total.	Loss. Per Acre.
			£	s. d.	£	£ s. d.
1891–2	5	1990	230	2 3	—	—
1892–3	8	5234	—	—	2135	0 0 10
1893–4	3	2630	—	—	3085	1 3 6

The figures form too small a basis upon which to rest a conclusion without taking other evidence into account; but they serve to indicate, not, I think, unfairly, the results of farming a large part of the land of Norfolk when no lack, either of capital or intelligence, is devoted to the enterprise.

Result of 13 years' farming.

47. An instance was given by Mr. T. Cranmer, of a farm of about 300 acres, at North Tuddenham, in Mid-Norfolk, which was taken in 1882 by a farmer who had the reputation of being a very careful and steady man. He died in March 1893, and

Mr. Cranmer took over the management of the farm and wound up the estate. The following account shows the result of realization :—

Receipts.	£	s.	d.	£	s.	d.
Bullocks	101	8	0			
Corn	396	10	1			
Sale of live and dead farming stock (nett)	910	16	2			
Sale of household furniture (nett)	78	19	3			
Farm covenants	393	14	3			
				1,881	7	9

Payments.	£	s.	d.	£	s.	d.
Labour	161	10	0			
Feeding stuff	89	8	4			
Threshing	18	7	7			
Rent and arrears	613	18	5			
Rates	11	16	0			
Insurance	2	16	6			
Tradesmen's bills	179	14	4			
Sheep	196	8	6			
Valuer's fees for valuation of farm covenants	11	3	6			
Miscellaneous	11	14	5			
Paid borrowed capital	406	5	0			
Bank interest and expenses	19	0	3			
Check book	0	7	6			
				1,722	10	4
To balance				158	17	5
				1,881	7	9

In 1882 the tenant took the farm with a capital of 2,000*l.*, and it will be seen that all that was left for the widow after selling off everything was 158*l.*

48. A valuer and land agent of 48 years' experience gave me the details of receipts and expenditure on a farm of 115 acres of his own in South Norfolk which he had in hand for the year 1893–4. It was good land and would fatten bullocks, but the previous tenant had kept 18 cows and impoverished it. It was now all laid down to grass, having formerly been nearly all arable. After paying 119*l.* 11*s.* for "tillages, layers, and muck," and 15*l.* 7*s.* 6*d.* for tithe and rates, the actual cash result of the year was the payment of 103*l.* 10*s.* 5*d.* out of pocket. The land having been laid down the sum paid for tillages, &c., is of course sunk. **A farm of 115 acres in hand.**

49. The agent to an estate in North-east Norfolk gave the following instances of the effects of the depression on tenants on the estate :— **Tenants on an estate in N.E. Norfolk.**

"One tenant, whose family have occupied a farm over a century at a rental of 173*l.* and 55*l.* 1*s.* tithe commutation in addition, is now driven to a very low ebb. His father, who occupied before him, was enabled to leave him in this farm, besides placing two of his brothers in similar occupations and another in a good hotel. The present tenant, his son, and daughters are very hardworking, industrious people; they are now quite beaten by the times; the rent this year will be reduced to 150*l.* including tithe, to help them to pull through. In the case of another, whose family, I have reason to believe, have occupied for 200 years (former rent 216*l.* and 15*l.* tithe apportionment in addition), last year the banker dishonoured his rent cheque; but the landlady is anxious to keep a home for him and his widowed mother, and the rent is now to be 100*l.*, tithe included, to enable them if possible to pull through. Another family occupied for years prior to the memory of the oldest inhabitant a little farm at a rental of 68*l.*, paying their own tithe; they were very industrious, and worked hard with their cows and fowls. Two daughters were left in occupation. The landlady used every endeavour to help them, but they were fairly beaten by the times. She was willing to forego enough rent to enable them to pay their debts when they were sold out of their farm in October, 1893; she now finds them a cottage, and allows them a small sum weekly so as to prevent their going to the union; this farm is now let for 60*l.*, tithe included. It comprises some exceptionally good land. Another occupation, at a rental of 406*l.*, tithe included, was held for upwards of 60 years by the last tenant, who brought up a family of ten, educated and placed them out in life in the most comfortable circumstances; mother and daughter, who were left, were beaten by agricultura depression and compelled to sell out in October, 1893, a good farm now let 270*l.* rent and tithe. Other cases, I am sorry to say, are tending the same way."

50. Several general estimates were given me of the cost per acre of growing a crop of wheat in Norfolk, but the two detailed estimates which follow were both made by highly competent practical men who agreed upon the items in my presence. The first **Cost of corn growing.**

was made by three experienced land agents and valuers, and the second by two of the best known farmers in Norfolk, each of whom occupies over a thousand acres.

	I.			II.		
	£	s.	d.	£	s.	d.
Rent (and tithe)	1	5	0	1	5	0
Rates and taxes				0	2	6
Seed corn	0	6	0	0	6	0
Manure	2	0	0	2	0	0
Ploughing	0	9	0	0	8	0
Harrowing				0	2	6
Rolling	0	6	0	0	1	0
Drilling				0	2	0
Harvesting	0	12	0	0	13	0
Thrashing and carrying out	0	10	0	1	0	0
	5	8	0	6	0	0

Except in the last item, it seems to me that the agreement between these two estimates, both being made quite independently and in different parts of the country, is noteworthy.

The Norfolk Chamber of Agriculture collected some estimates of the cost of growing wheat and barley with the result that exclusive of rent, tithe, taxes, and interest on capital the average was put at 4*l.* 8*s.* 4*d.* per acre.

Loss on growing wheat.

51. On the Norfolk system the farmer has been in the habit of "farming up to wheat," which was therefore the chief crop of the course. But it will be easily seen that if either of the estimates above given is correct there must at present prices be a heavy loss on every acre of wheat grown. Thus a crop of 32 bushels per acre at 20*s.* per quarter would give a gross return, if it were all marketed, of 4*l.* exclusive of the straw. If we add, say, 15*s.* for the consuming value of the straw we get a total of 4*l.* 15*s.* 0*d.*, showing, therefore, an actual out-of-pocket loss of from 13*s.* to 25*s.* on every acre of wheat grown.

Decrease of corn-growing.

App. A. 1.

52. One of the effects of the depression has been to diminish the corn-growing acreage of the county, though this has applied specially to wheat. In fact it cannot be said that the breadth of land under barley has as yet decreased, the tendency having been rather to grow barley and oats in place of wheat. I give in the Appendix a table showing for each of the years 1881 to 1894 inclusive, the acreage under each crop and the number of live stock of each kind. This shows in detail the changes —so far as statistics can show them—which have taken place in the farming of Norfolk since the date of the Duke of Richmond's Commission. The following was the comparative acreage under each kind of corn-crop in 1881 and 1894 respectively:—

Crop.	1881.	1894.	Increase + or Decrease −
	Acres.	Acres.	Acres.
Wheat	179,186	125,734	−53,452
Barley	196,847	211,033	+14,186
Oats	36,588	60,243	+23,655
Rye	4,469	6,970	+2,501
Beans	16,636	10,621	−6,015
Peas	6,007	11,597	+5,590
	439,733	426,198	−13,535

The figures show that while barley, oats, rye and peas have increased by 45,932 acres, wheat and beans have decreased by 59,467 acres, thus making a nett decrease of 13,535 acres in the land under corn crop.

Decrease of arable land.

53. Of course, the reduction of corn crops implies a reduction of arable land, a point which has already been referred to in paragraph 36. I may in this place note the

figures as shown by the returns in the Appendix. Comparing 1881 with 1894 they are as follow:—

—	1881.	1894.	Increase + Decrease −
	Acres.	Acres.	Acres.
Corn crops	439,733	426,198	− 13,535
Green crops	205,066	201,417	− 3,649
Clovers and rotation grasses	164,472	151,660	− 12,812
Flax	135	19	− 116
Small fruit	—	2,411	+ 2,411
Bare fallow	15,882	7,740	− 8,142
Total arable land	825,288	789,445	− 35,843
Permanent pasture	259,788	290,675	+ 30,887

It appears, therefore, that the land under the plough in Norfolk has decreased during the 13 years 1881–94 by 35,843 acres. Of this 30,887 has apparently been laid down to grass, while the remaining 4,956 acres have presumably gone out of cultivation altogether, and are therefore not now included in the returns.

Decrease of stock kept.

54. The diminution of arable land might be expected to have the effect of reducing the number of sheep in the county. An examination of the figures given in the Appendix (A. 1) will show, however, that although 1894 shows a reduction yet 1893 does not do so. The fact is that as regards sheep the figures for 1881 do not give a fair comparison, as they had been very seriously depleted about that time by disease, and especially by liver-rot. On the other hand the number in 1894 was abnormally low in consequence of the exceptional season of 1893. If, however, we go back a little farther and compare 1875 with 1894 we find that there is a reduction in the number of sheep kept in Norfolk of no less than 209,267 or nearly 30 per cent. Part of this great reduction is attributable to the special difficulties of 1893, but after allowing for this a very serious decrease is shown, which must be attributed largely to the lessened area of arable land.

Taking the live-stock figures for 1881 and 1894 as they stand, we get the following comparison:—

—	1881.	1894.	Increase + or Decrease −
Horses	63,127	69,023	+ 5,896
Cattle	114,348	113,505	− 843
Sheep	579,691	519,321	−60,370
Pigs	82,711	96,584	+13,873

The increase in the number of horses, which has been progressive, year by year, is. I think, largely accounted for by the attention given by many farmers to the breeding of hackneys, which has no doubt been a branch of farming from which good financial results have been attainable by those who had the knowledge and capital requisite for it.

Increased dairying.

55. Cattle as a whole show no change, but it may be remarked that the returns indicate an increase in recent years of the number of milking cows, thus bearing out the statement made to me by several witnesses that dairying has been extended. On Lord Sondes's estate of 5,000 acres in Mid-Norfolk, for instance, Mr. Fulcher informed me that there are now 250 to 300 cows more than there were a few years back, and that he himself kept 50 cows where he used to keep 12.

Possibly to the same cause may be attributed, in part at least, the increase of 13,873 in the number of pigs, though the present number is below that of some recent years, notably 1890 and 1891. Pigs are, however, subject to so many influences of a more or less temporary character that it is difficult to found any definite conclusions on the returns from year to year.

Feeding corn to stock.

56. Many witnesses stated that they were feeding a large proportion of their corn to stock. On one farm of 700 acres ($\frac{1}{2}$ arable) where a dairy of 100 cows are kept, all the corn is crushed and fed to stock. The returns collected by the Norfolk Chamber of Agriculture give valuable information on this point (*see* Appendix B 1 *d*.)

They indicate that of the crop of 1894 nearly 39 per cent. of the wheat, nearly 40 per cent. of the barley, and rather more than 68 per cent. of the oats were used on the farm. All the evidence which I received tended to show that the quantity fed to stock was unusually large, for two chief reasons, one being the greater proportion of "tail" or "dross" corn in the 1894 crop, and the other being the lowness of prices for corn, which led many farmers to think that it was cheaper to use their own corn than to buy cake. I found, however, that at least one farmer of wide experience, Mr. J. B. Ellis, of West Barsham, dissented from this latter view. He said that he fed very little corn to stock, and even at present prices he thought it better to sell his corn and buy cake. He observed that the saving of cartage is not an important matter, because a farmer keeps the same number of horses whether he sells his corn or uses it at home. He also observed that it cost 1*s.* per coomb to grind the corn, and that there was some waste on the meal to be taken into account. As Mr. Ellis grew in 1894 165 acres of wheat and oats and 311 acres of barley on his two farms, he puts his ideas in practice to a considerable extent. In 1893 his cake bill amounted to 1,700*l.*

Prices of produce.

57. I have already referred in paragraph 23 to the fall in the price of corn as one of the main causes of the depression, and have given some examples of its effect on farmers' receipts. Some instances of actual prices realised by witnesses may be given as bearing intimately on the financial position of tenants.

Mr. Jeffreys (Sir R. Beauchamp's bailiff):—

"I sold barley this morning at 8*s.* 9*d.* per coomb, and the highest price made this year has been 10*s.* 6*d.* Beef makes barely 7*s.* to 7*s.* 6*d.* per stone, whereas it used to make 8*s.* easily. Wool is ½*d.* per lb. cheaper this year. Our sheep are Suffolk-Cotswold cross."

Mr. Brown (Mr. R. Fellowes's agent):—

"The price of beef and mutton, till lately, kept up, and helped to meet the low price of corn. Now it has dropped suddenly."

Mr. Easter, Stockton:—

"Fatting bullocks made 2*s.* per stone less now than six years ago. Now beef sells at 6*s.*, 7*s.* and 8*s.* per stone. At one time 12*s.* was no uncommon price. I sell butter (from a pure-bred red poll herd) in Yarmouth Market at an average of 1*s.* 3*d.* per lb. When the price falls below 1*s.* 2*d.* per lb. I pot it. Butter costs about 2*d.* in the 1*s.* for making, and 1*d.* in the 1*s.* for selling, so that 25 per cent. of the price made goes in making and marketing. Cows when fatted make less than they used to by nearly 7*l.* per head."

Mr. Flowerdew, Billingford:—

"Good barley used to make up to 26*s.* per coomb; now there is great difficulty in making half the price."

Mr. Fincham, Kenninghall, showed me a sample of barley which he had taken to Norwich market that day and for which only 5*s.* 6*d.* per coomb (11*s.* per quarter) was offered.

Mr. Fryer (agent to Mr. A. Hamond):—

"In 1868 wheat made 28*s.*, and barley 22*s.* per coomb; this year wheat makes 11*s.*, and barley 8*s.* per coomb.

Mr. Garrett Taylor, Whitlingham:—

"My milk (from the red poll herd of 137 milking cows) is sold in Norwich. The price now is 10*d.* per gallon. There is a Farmers' Association which settles the price of milk."

A small holder near East Dereham:—

"I sold barley at 12*s.* 6*d.* per coomb. Butter makes on an average 11*d.* per lb."

The owner of 100 cows (Dereham district):—

"The price of milk averages 1*s.* 2*d.* per barn gallon in summer and 1*s.* 7*d.* per barn gallon in winter."

The owner of 15 cows (Dereham district):—

"The price of milk is 1*s.* 2*d.* per barn gallon in summer and 1*s.* 7*d.* in winter."

The owner of 22 cows (Swaffham district):—

"I sell milk retail. The price now is 10*d.* per gallon, and the man gets 2*d.* per gallon for selling."

A farmer at Necton:—

"I made 7*s.* 6*d.* per coomb for barley this year. Last year barley from the same land made 15*s.* 6*d.* per coomb."

A yeoman farmer of 400 acres near Thetford:—

"I have just been offered 6*s.* per coomb for my barley. I have 30 cows and make butter. The average price, taking the year round, is 1*s.* 1*d.* per lb."

A farmer near Swaffham:

"I sold 10 score lambs at 7*l.* per score more this year than last."

Another farmer near Swaffham:—

"In 1884 I sold 207 hoggets at 68*s.* 6*d.* apiece, the best price I ever made. In 1894 I sold 200 at 50*s.*, 209 at 48*s.*, and 106 at 40*s.* apiece. In 1884 I sold two bullocks at 26*l.* each, this year I sold 7 at 18*l.* each, 21 at 21*l.* each, and 6 at 23*l.* each. My wool made 18*s.* 6*d.* per tod in 1893, and 19*s.* per tod in 1894."

A farmer of 200 acres in East Norfolk:—

"I have made 33*s.* per coomb for my wheat, and 21*s.* per coomb for my barley; this year I sold both at 10*s.* per coomb. I sell butter at an average of 1*s.* 2*d.* per lb.; am making now (November) 1*s.* 4*d.* per lb. It is sold in Yarmouth. In 1892–3 the highest price I made for butter was 1*s.* 5*d.*, in 1893–4 the highest price was 1*s.* 6*d.* per lb. I used to make 10*s.* per stone for beef, but can only make 7*s.* 6*d.* per stone now."

A farmer in the fens:—

"Last year carrots sold at 28*s.* per ton; this year they only make from 8*s.* to 10*s.* per ton."

In the Appendix I give a statement showing for a farm in South Norfolk the gross amount realised for each of the years 1874 to 1893 for wheat, barley, beans, oats, and seed, and the acreage and yield of each crop from the year 1878. App. E. 12.

58. The fall in prices implies to a certain extent a decrease of tenants' capital. Obviously the valuation of the live and dead stock on the farm must show a diminution, assuming it to remain the same in amount, if the market prices fall. This is, so to speak, an automatic reduction corresponding in the case of the tenant to the fall in the selling price of land in the case of the owner. A man's possessions, in fact, may remain the same, but their value is lessened by the drop in the market prices. This is the first cause of the decrease of farmers' capital, and it is one which is universal and inevitable. But there are other ways in which farm capital shrinks. The diminution of live stock kept may be taken, generally speaking, as indicating a decrease of capital. There are evident signs also that there is no money at the bank to counterbalance the shrinkage of stock. All the evidence, indeed, points to the fact that farmers are living much more from hand to mouth. As one farmer of 1,500 acres in Mid-Norfolk expressed it "they have to go to the barn-door for everything; they have, in fact, not "enough capital to keep the farm going." The eagerness of farmers to sell their corn at the miserable prices which were ruling at the time of my visit was only too conclusive proof that it was their poverty and not their will which consented to forcing it on the market. In many an instance I was told more or less explicitly by farmers that they had not bought in bullocks, or had not bought in their usual number of bullocks, because they had not sold their corn. In very many cases, too, there is no doubt that the bullocks are never bought by the farmers at all, but are put in by dealers. This is a practice of which in the nature of things it was difficult to get direct evidence, but it is certain that it prevails to a very large and increasing extent. Tenants' capital decreasing.

59. Reference has been previously made to the fact that there is probably no county in England where tenants, as a rule, were men of larger capital, or in which more money has been "put into" the land than in Norfolk. It is doubtful how far this can be said now. The place of the older tenants who possessed adequate capital is not being taken by others of equal resources. There was a general consensus of opinion that the new tenants as a rule are men with a smaller amount of capital. Insufficient capital of new tenants.

"Much less capital employed in farming than prior to 1881 when 10*l.* to 12*l.* per acre was no uncommon amount."

"8*l.* per acre now, or 2*l.* less than in 1881."

"About 6*l.* per acre represents the capital of new tenants."

These are fairly representative statements.

60. Notwithstanding the fall in prices, it appears that to take an average farm in Mid-Norfolk a tenant ought even now to possess 10*l.* per acre. Thus two large farmers of long experience in that part of the county concurred in the following Amount of capital required to take a farm.

estimate of the sum which a tenant ought properly to possess to take a farm of 600 acres. It is assumed that it is taken on a Michaelmas entry:—

	£	s.	d.
20 horses at 25*l.* each	500	0	0
80 bullocks at 12*l.* each	960	0	0
25 score sheep at 35*l.* per score	900	0	0
Covenants	1,000	0	0
Implements (ought to be 1*l.* per acre, say)	500	0	0
Seed, corn, and small seeds	200	0	0
Cake	500	0	0
Labour	800	0	0
One year's rent	300	0	0
Rates	70	0	0
Tradesmen's bills	100	0	0
Horse-corn	100	0	0
Artificial manures	200	0	0
	6,130	0	0

These figures, it is to be feared, represent a counsel of perfection. Although they are not easily reducible with financial safety, there is no doubt that in actual fact many farms are now taken with considerably less.

Capital for buying in bullocks.

61. I referred in paragraph 58 to the necessity under which many farmers were placed of selling their corn in order to buy in bullocks. This raises a point which was referred to by one or two witnesses, viz., the amount of extra capital which is required under the Norfolk system of winter-grazing. The farmer, unless he is driven to the "barn-door"—an obviously unsatisfactory position—is compelled to have a certain amount of capital which is only utilised for, say, four or five months, and is idle for the rest of the year. Arising out of this came the suggestion that it would be an advantage to have a recognised system of obtaining an advance of capital for the purchase of bullocks, repayable at the end of the period of grazing. There seems to be some force in the argument that transactions precisely similar to this are perfectly well-recognised in the commercial world, where the advance of money on a bill of lading or a bill of exchange is a legitimate and universal practice. No doubt a farmer may, and sometimes does, obtain advances for the purchase of bullocks, though I was informed that bankers are very cautious nowadays in this respect, and will only accommodate old customers of unimpeachable credit. But such a transaction has a more or less surreptitious character, and is regarded rather as a sign of financial weakness than as a regular business transaction. Seeing that probably thousands of perfectly solvent shopkeepers in the country regularly conduct their business on terms of three months' credit, based on the principle that they should have an opportunity of realising upon some of the goods supplied to them before payment is demanded, and seeing that such a system obviously permits a larger turnover on the same amount of capital, there seems to be some force in the contention that what are legitimate facilities in trade and commerce might be equally applied to agriculture.

There is, however, a strong sentiment among farmers against the principle of trading on borrowed capital, a sentiment which is highly creditable to them, however much in some instances they may in these days have to violate it. At the Loddon meeting a proposal was made for establishing some system of enabling farmers to obtain credit on "three months' notes of hand or promissory notes for value received," but most of the farmers present would have nothing to say to it, and the suggestion on being put to the vote was defeated.

App. B. 4.

Capital being withdrawn from farming.

62. One of the worst features of the situation is the voluntary withdrawal of capital from farming. The large farmers have many of them lost heart and confidence, and they are taking their capital out of the land. An agent in Mid-Norfolk mentioned the case of one man who put 20,000*l.* into farming and who is "going to take it all out" or as much of it as is left. "Farmers," said the same witness, "won't "lose any more capital. They are going out of farming and intend to live quietly on "their money."

Farmers insolvent.

63. While no doubt a considerable number of farmers in Norfolk have actually and visibly "come to grief," as the saying is, it would be misleading to take the returns of

bankruptcies as representing the total of those who are insolvent. The Committee of the East Dereham meeting thought that 10 per cent. of the occupiers of land had become bankrupt, and I had evidence of many individual cases, some of them relating to men who with their ancestors had been connected with Norfolk for generations. But, as Mr. G. B. Ffolkes observed with regard to the Freebridge Lynn Union (and the remark applies pretty generally), farmers have not so much become actually bankrupt "but a good many have retired from farms, having lost a large portion of their capital." And in many instances also there is no doubt that men are hanging on in their holdings really on sufferance. An experienced farmer and valuer in South Norfolk said:—

"Hundreds of men cannot break because they have not enough to break on. Their creditors let them go on in the hope of better times coming, and the landlords are afraid to stop them."

Has farming deteriorated?

64. The reduction of tenants' capital, and the difficulties with which farmers have had to contend, naturally suggest the enquiry whether Norfolk farming has maintained the high character which it has so long held. This is a point on which the opinions of competent observers differ, but I think the balance of testimony indicates that as regards cleanliness certainly, and as regards condition probably, there has been some deterioration within the past few years. Judging by actual results, I should not suppose that the average crops of an average season would show any diminution now, as compared with a few years ago, but they are probably allowed to take more out of the land, while there is no doubt a good deal less neatness, and what I have heard called "polish," in the farming. I should be sorry if this were misunderstood. There are still to be found in Norfolk many farms (I myself saw several) which perhaps could not be matched, and certainly not excelled, in any county in England for that perfection of neatness and trimness attainable only by an expenditure on labour which is unremunerative except in so far as it gratifies the farmer's professional pride. I believe that to many a Norfolk farmer the sorest trial which the depression brings, a trial which stings him more bitterly than any curtailment of personal expenditure, is the necessity of cutting down outlay on the "polish" of his farm.

There is no reason to suppose that there has been any falling off in the management and feeding of stock. Indeed the evidence is to the contrary. Bullocks are certainly as well, and as quickly, fattened as ever they were, while as regards the character of the stock kept on the farms, there has been an improvement. Dairy cattle, sheep, and horses have all been generally improved, owing to the increased attention given to them as corn-growing has become less remunerative. I have already referred to the decreased number of some kinds of stock, but this does not affect the fact that their general character has undoubtedly improved, and is still improving.

Farm-house and buildings.

65. As a rule on all the large estates the farms are well furnished with houses and buildings. I have already quoted evidence showing that the outlay on repairs and maintenance has been kept up in certain instances, and speaking generally this is the rule. Every Norfolk farm has its straw-yard, or yards for fattening bullocks, some of them being wholly covered, and others partially so. Some of the best farmers stated that they preferred the partly open yards so long as they were well-sheltered. In any case these, of course, involve a considerable sinking of landlord's capital. At one time it was usual to charge interest on improvements made for tenants, but this is very seldom possible now, though tenants frequently cart materials for new buildings or repairs. There are several considerations which affect the construction of new buildings in these times. There is naturally a reluctance on the part of landlords to incur fresh expenditure for which they are unlikely to secure a return, but on the other hand they are often compelled to do so for the purpose of attracting or securing tenants. Again, while tenants feel that they can, if they press the matter to the point of giving notice, obtain almost anything in reason from landlords fearful of having their farms thrown up, yet the fact that they are being as a rule fairly met in the matter of rent renders many of them chary about asking for improvements which in better times they would insist upon. Of course in Norfolk the farms were as a rule so well equipped that expenditure on them may be for a time curtailed without very serious effects, and under present conditions there is on both sides a tendency to make shift. Where landlords now build they often do so less substantially and permanently than before.

VII.—Effects on small Owners and Occupiers.

Norfolk yeomen farmers.

66. With the two exceptions of Hampshire and Lincolnshire, Norfolk contains a larger area of land occupied by its owners than any county in England. The extent

so owned and occupied was returned in 1893 at 196,803 acres, or about 18 per cent of the total cultivated area of the county. Doubtless a considerable proportion is land owned by large owners and taken in hand by them, either voluntarily or, as in many cases, compulsorily; but, allowing for this, there are certainly a large number of farms which are occupied by yeomen farmers. The term, however, is a rather wide one, for it comprises men of very diverse position and character, and includes holdings of varying size and class. There are farms of 300 to 500 acres, or even more, which are the property of the occupiers, bought, many of them, by their fathers and grandfathers in the days when it was possible to make enough money by farming the land to buy it. These are the men, survivors of a past time, who form the race of typical Norfolk yeomen. They are dying out, and it is to feared that there is little hope of their ranks being recruited. There are also to be considered the small landowners who own, perhaps, two or three small farms, living on one and letting the others. At the other end of the scale are the small farmers of from 20 to 60 or 70 acres, some of whom are owners of their land. It is difficult to separate these classes, for in some respects their position is similar, differing only in degree.

Mortgaged land.

67. I came in contact with many yeomen farmers of different degrees, and, putting aside one or two exceptional cases of the more substantial men who owned a part of their holdings, or rented one farm and owned another, it seemed to me that almost without exception they lived under the constant shadow of the mortgagee. Many admitted it, and others who were less communicative indicated the fact in their evidence. Indeed, over a large part of Norfolk mortgages hang like a millstone about the neck of owners of all classes. In many, probably indeed in the large majority of instances, the land now if sold would not pay the mortgage. The position of the owner in such cases is a terrible one in any sphere of life; but it comes home, perhaps, most vividly in the case of a small struggling yeoman.

A small farmer in South Norfolk, whose harassed appearance and expression of absolute despair impressed me particularly, may be taken as an illustration of the position of many. He farms 60 acres, 40 acres were left to him, and he bought 20 acres in 1876 at a cost, including expenses, of about 1,000*l.* He has a mortgage of 600*l.* and there is an annuity of 25*l.* per annum to his mother chargeable on the 40 acres. The rateable value of the 60 acres is 62*l.* He finds it difficult to pay up the interest on the mortgage, and the mortgagee latterly has taken 3 per cent instead of 4 per cent. His mother, who lives with him, eases him with the annuity, but he "can't make the land pay." The buildings are getting dilapidated, but he can't afford to keep them up. Works hard himself and reckons to employ a man and a boy, but has just paid off the boy. Keeps 5 cows, and generally fats the calves. Sometimes buys in a score of lambs to fatten, but could not do so this year. Fattens two or three bullocks as a rule, but could only buy one this year. Has lost heavily by abortion among his cows, and has twice recently had to clear them all out in consequence. Farms mainly on the four-course shift, sometimes taking barley after wheat. Occasionally sells a little hay and straw. Complains of the burden of tithe, land tax and rates.

Another case in Mid-Norfolk, of a larger farm, may be cited.

The farm consists of 245 acres, of which 210 are arable. It has been the property of the family of the present owner and occupier for 100 years. It was valued to him in 1866, when he succeeded to it, at 14,600*l.*, and he has spent about 1,600*l.* on premises and cottages. The mortgage on it is now 6,000*l.* and it is "not worth more than that," though it is first-rate land. In 1893 the barley and wheat averaged 12 coombs per acre. Farms practically on the four-course shift, modified by an extra field of spring beans. Hay and straw are sold off to some extent, and from 60 to 70 beasts are grazed. Complains that Assessment Committees "won't reduce yeomen farmers." His assessment to poor rate is 377*l.*

A farm of 125 acres in North-east Norfolk was bought in 1860 for 6,100*l.*, and mortgaged for 5,000*l.* Recently, on the death of the owner, it was sold and only fetched 4,000*l.*

Position of small owners.

68. A witness in Mid-Norfolk owned three farms, two of 66 acres, and the other of 56 acres. They are all held on copyhold tenure and he complained of the high steward's fees. One of the farms was bought for 50*l.* per acre, "in the good times," another for 25*l.* per acre, and the third, in 1890, for 17*l.* 10*s.* per acre, and two of the three are in hand and cannot be let. In the case of one, however, an offer of 1*l.* per acre had been refused. The owner complained that the cost of keeping up small farms is heavy, the buildings being as a rule old and indifferent, and needing frequent repairs.

A farmer occupying 1,000 acres in Mid-Norfolk is executor to the late owner of a farm of 370 acres, which was bought 20 years ago for 12,500*l.* It is in a good state of repair, and "a lot of money has been spent in drainage." It is mostly strong wheat land, with 70 acres of pasture, and he cannot either sell or let it, and has to put capital into it to keep it going.

There are many small owners in the fens, and I was informed that, as a rule, they are all heavily mortgaged.

The owner and occupier of a farm of 75 acres in West Norfolk stated that it cost, about 12 years ago, 2,300*l.* (including conveyance), and since then he has spent fully 10*l.* per acre in permanent improvements, including some addition to the buildings, under-draining and laying part of the land down to permanent pasture. "The whole "of which outlay," he added, "with the stock and covenants, I estimate to have cost "4,000*l.*, a very considerable sum for a person in my position, and so far greatly "regret the result." In this case the witness was not entirely dependent on the land.

Small v. large farms.

69. In different parts of the county I saw a goodly number of small holders, and visited many of them on their holdings. Norfolk, taken as a whole, would not strike one as a county especially adapted for small holdings. There is no doubt, as I have more than once observed, that the system which has been proved to give the best results in the past, is one which involves a considerable outlay of capital, and *prima facie*, therefore, a small holder would be handicapped. But very many small farms do exist, and in certain districts there are what may be termed "colonies" or groups of them. One such group, which I drove through, exists between Raynham and Dereham. In this case the holdings range from 30 or 40 up to 100 or 120 acres.

In nearly all the small farms which I had an opportunity of seeing I was impressed by the fact that the general practice is, as a rule, that of the large farmers on a reduced scale. Naturally, there is more reliance on cows and pigs, which give quick returns, than is the case with large farmers; but the system of management seems very much to follow, so far as possible, that of the larger holdings. Thus, the occupier of 20 or 30 acres would buy in his one or two bullocks for winter feeding, and would farm his arable land, whether he was restricted by agreement or not, on the four-course system.

A landowner in Mid-Norfolk thus summarised the relative advantages and disadvantages of large and small farms—

"*Large farms* have advantages:—

(1.) For keeping sheep.

(2.) For use of machinery, *e.g.*, reapers and binders. Shafting for grinding corn and cake, and chaffing.

(3.) The farmers know their business and can market better, *i.e.*, get better terms by buying in large quantities. They can buy cake in advance when it is cheap.

(4.) Having land of different sorts as, *e.g.*, heavy and medium, they can economise labour by moving the horses about according to weather.

"*Small farms* succeed if they are centrally situated in a village, and are so grouped that they can help one another. A detached small farm requires a full complement of implements and horses, and cannot get labour as required at odd times; therefore too much capital is required. The man must have knowledge and be able and willing to work very hard.

"The causes of failure in small farms are mainly:—

(1.) The small holder is often beaten in marketing corn and buying cake.

(2.) Death of horse or cow. Generally old horses are kept. Cows die because they are not understood, and remedies for milk fever are not at hand, or instructions of vet. are not understood or not attended to.

(3.) Want of capital.

(4.) Failure of farmer's health, and too large families.

(5.) Buying bad seeds.

(6.) Getting into the hands of the corn merchants and dealers, who stock them generally and give them low prices. Frequently they get dealers or other farmers to feed off their roots for nothing."

As regards ability to sell their corn, I found several instances in which small farmers had asked neighbouring large farmers to sell their corn for them, and this appeared to be quite common.

Position of small holders.

70. There is no doubt that many of the small holders are feeling the depression as severely as the large farmers. As a general rule, however, the small holder has obtained his position by a kind of natural selection. It is, in fact, the fittest of the labourer class who attain that position, and they are usually those who in any difficulty will make the best and the hardest fight. That the life of an occupier of 20 or 30 acres is one of ceaseless and unremitting toil is evident. They live, however, with their families, mainly on the produce of their holdings, and if they can manage to sell enough to pay rent and taxes, they can struggle on. The fall of prices to them means perhaps some lowering of their modest standard of comfort, but it does not affect the actual sustenance of the family. They consume so much produce of the land, and whether the market price of this is high or low makes little difference. In fact, so far as actual maintenance is concerned, it is probably obtained at less cost than formerly.

That the life of a small holder is infinitely harder than that of a labourer, it is hardly necessary to observe. Indeed, while the labourer does less work than formerly, the small holder works harder than ever. I was impressed by the remarks made by a very intelligent young man whom I visited on his small farm of 16 acres. He had risen by his own exertions from the position of a labourer. After stating that he worked hard from morning to night, he said, "When I worked for a master I used to "carry a watch, but I never carry one now."

His meaning was that as a labourer he always thought of the hours of work, and "knocked off" at the stated time, but now he worked as long as there was daylight.

At the same time, although in conversation with the men, the fact that they have to work arduously and incessantly might be, and was, referred to by them, I should not say that they exactly complain of this. The incentive of independence makes them content to work hard. It is customary now-a-days to assume that with the labouring classes the desire for greater leisure is predominant. It seems to me that there are still many men who find happiness in congenial work, and small holders as a class are among them. They are, as I have said, as a rule men who have risen by hard work, and who are in no way discontented at having to work hard, provided they can obtain anything like fair remuneration for their exertions. So far as they are discontented it is mainly because at present prices they cannot get what they think to be a fair and reasonable return for the labour which they put into the land.

Evidence of small holders.

71. By way of illustrating what I have stated, I give one or two extracts from notes of evidence given by small holders.

E occupies 20 acres, 15 of which are arable, in Mid-Norfolk. Had a little capital with which he took the holding 29 years ago. Pays 30*l.* per annum rent. Grows wheat and barley. Had just sold his barley for 12*s.* 6*d.* per coomb (a fair price for the season). Keeps three or four cows and sells butter. Average price made for butter 11*d.* per lb. Employs no regular labour but gets a little help at times. He and his wife both "work very hard." Has not saved much money, but is fairly contented and makes no complaint.

C occupies 20 acres, three-fourths arable, in Mid-Norfolk. Was a labourer and saved a little money to take holding. Has had it four years. Pays 2*l.* per acre rent and complains that it is too high. Grows mostly barley, but has not been able to sell his crop this year and "does not know how to do." Keeps four cows, sells butter, and fats pigs. Thinks more little farms are wanted. Objects to the practice of throwing farms together. Says that in his district there are now two farms where there used to be four. This decreases demand for labour. Says that too little labour is employed on the land.

M occupies 16 acres (all but about an acre arable) in South-west Norfolk. Is now 27 years old. Began as a labourer, was team-man, earning 12*s.* per week, of which he paid 5*s.* to his father for maintenance. Picked up a little extra in various ways, and latterly did hauling. Saved until he got 100*l.*, and took this holding last Michaelmas. Pays 28*l.* rent and thinks it too high. The buildings are, however, very good for the place, and were improved and enlarged when he came in. Could manage if rent were 30*s.* per acre. Had to pay 16*l.* for "covenants" on going in, though there was no hay or manure on the place, and the land was "all a barley stubble." Spent 10*l.* on a turnip cutter and other machines. Has a pair of horses and does hauling. Grew 7½ acres of barley this year, and crop averaged 10 coombs per acre. Sold

50 coombs at 13*s.* per coomb, and ground the remainder. Was lucky with pigs last Michaelmas, but has none at present. Has one heifer and is just going to buy two more cows. Considers that he gets about 12*s.* per week for himself. His father works with him on the holding. Two men are better than one on a holding, as there are some jobs, such as drilling, which "two must be after." Has not enough land to employ two horses and would like to have about 30 acres, on which he thinks he could do very well. Says small farms employ more labour than large ones. Thus, on this place 16 acres take a little more than one man to work, while on large farms there is often not more than one man to every 50 acres. Thinks rents of small farms ought to be about 5*s.* per acre more than those of large farms of same class land. Pays 4*l.* to 5*l.* per annum in rates, and complains of their burden.

Rents of small holdings.

72. In the three instances cited in the preceding paragraph, the rents were 30*s.*, 40*s.* and 35*s.* per acre respectively, for holdings of 20 acres and under, and these would probably be fairly representative. No doubt, as compared with large farms at 1*l.* per acre, these rentals appear high, and in two of the cases they were complained of. But it is sometimes overlooked that the rent fairly chargeable for the house and buildings makes the rent per acre proportionately much higher when spread over a few acres than when it is spread over a large farm. Thus, take the dwelling-house alone: On a farm of, say, 300 acres, the dwelling-house might perhaps simply as a residence be worth a rent of 30*l.* per annum. This means only 2*s.* per acre on the farm rental. But on a farm of 20 acres the house would probably be worth 10*l.* per annum, which would mean an addition to the rental of the land of 10*s.* per acre. The same consideration applies equally to the buildings. When, therefore, the rent of large and small holdings is compared, it would be more accurate to eliminate the value of the house and buildings from the calculation in each case, and to make the comparison upon the rent per acre of the land alone.

But I am bound to say that in my judgment, after making allowance for this and other considerations, the rents of small farms are frequently, though I do not say in Norfolk especially, higher in proportion to those of large farms than seems justifiable. This is no doubt attributable to the fact that even in these times the demand for small holdings is often greater than the supply. This, again, is attributable, I think, not so much to a disinclination on the part of landowners to provide small farms, as to a reluctance to sink more money in the land, when the future is so uncertain, and often, also, to an absolute inability to find the necessary capital for such a purpose.

VIII.—Effects on Labourers.

Reduction of labour.

73. That the number of labourers employed on the land in Norfolk has decreased, and is decreasing, goes almost without saying. The following were the numbers returned at the census of 1871, 1881, and 1891 respectively. App. A. 2.

1871.	1881.	1891.	Decrease per cent.	
			1871–91.	1881–91.
45,505	42,189	40,937	10·1	3·0

In the 20 years 1871–91, therefore, one-tenth of the agricultural labourers of Norfolk have left the land. The proportion is not so high as in some other parts of the country, and it is noteworthy that the rate of decrease was less in 1881–91 than in 1871–81. But there is good reason to believe that since 1891 the rate of decrease has been very much accelerated.

The first great cause of the reduction of labour is the diminution of arable land. In 1881 there were in Norfolk 825,488 acres under the plough, in 1894 there were 789,445 acres, showing a decrease of 36,043 acres. But, in addition to this, there has been also the influence of low prices, which has induced farmers to economise in all branches of outlay, including the labour bill. In many instances farmers themselves informed me that they had reduced their staff of men, and were still further reducing it. As an instance, a farm of 700 acres in South Norfolk is worked with 12 labourers, whereas a few years ago a similar farm of half the size would have

employed as many. This retrenchment applies to estate work as well as to farm work. On one estate of 20,000 acres, for which I saw the accounts, the labour bill in November 1884 was 60*l.* per month, whereas at the same period in 1893 it was only 20*l.* and in 1894 it had been reduced to 10*l.* per week. How rapidly the reduction of labour has lately proceeded may be gathered from the case of one farm of 130 acres. In 1892 there were seven hands, in 1893, five, and in 1894 only three men and a boy were employed.

Insufficiency of labour.

74. I have previously referred incidentally to the complaint, made by labourers in particular, that farmers do not employ a sufficient number of hands. One witness said that for every 100 acres of arable land three men and two boys ought to be employed, whereas the present average was about three men to every 200 acres. This statement was made by the general secretary of the Norfolk and Norwich Amalgamated Labour Union, whom I saw at Norwich. In addition to other evidence he handed me the following statement of his views from the labourers' standpoint:—

"At the time when the Labourers' Union commenced (1871), and the labourers demanded higher wages, the farmers met this demand by discharging the labourers. The labourers, on being discharged, migrated in large numbers into the large towns, others emigrated into the Colonies, and others into the United States of America. The effect of this was, first, the purchasing power of the rural village became reduced, and as soon as this had time to develop itself the markets became overstocked with manufactured goods, and then there soon was a large number of working men thrown out of employment, and, in turn, the purchasing power of the towns became reduced, and then, with an increased foreign competition, caused by the system of emigration being carried out on a large scale, and foreign productive powers being increased, the prices of the farmers' produce became reduced. At this time the small farmers began to seek for a reduction in their rents, which the landlords refused, and the farmers, not being able to meet the times, gave up the farms, and the landlords then took a most ruinous course by throwing the small farms into large ones, and a new race of farmers was brought into existence, and a new system of farming was introduced. The farmers still further shortened labour, and used the improvements in machinery to labour starve the land; this system soon made itself felt, and now, on this system, the land does not produce, on the average, so much by four coombs per acre, and it is of a very inferior quality, which is caused by the system of farming, and not by the seasons. There is not so many men employed on a thousand acres as there was when the land was in smaller holdings on 500 acres. The land now is badly cultivated, and, with the land producing an inferior quality of corn, the farmer cannot demand a high price for his produce, and is unable to compete with foreigners."

I give this statement in full, though it goes into matters somewhat beyond the question which I am considering in this section of the report. I will only say, in regard to it, that I find no evidence of any extensive alterations in the size of farms since 1870, nor is it correct to say that a new race of farmers has been introduced since then. Long before that period Norfolk was a county of large farms and large farmers to practically as great an extent as it is at the present time. There has been no doubt, in the past, a tendency to throw farms together; but, in recent years, the tendency has been rather the other way, and small farmers have slightly increased. Nor is there any evidence that the average yield of corn crops has decreased, or that the quality of the produce grown on the land is generally inferior to that of 20 years ago. To suggest that the average yield is "four coombs per acre" less than formerly is manifestly an exaggeration.

Supply labour.

75. As a rule, at the time of my visit, there was a sufficiency, but no superabundance of labour. Many farmers said that they could then employ all the fairly good men to be had. Some difficulty in getting men in the summer, and especially for harvest, was complained of in a few cases, and, on the other hand, in winter many men are thrown out of employment, and the latter number tends to increase.

The circumstances of the season combined to keep men at work. The mangolds were not up, nor the swedes clamped, and a large part of the corn had still to be thrashed. Heavy crops of roots and abundant straw had tended to protract these operations; but, already, a compulsory reduction of hands had begun. Thus, one farmer said he had two men and a boy recently come to him from a neighbouring farm, showing that reduction had commenced there. A landowner who employed men in his woods during the winter said he had been asked for work earlier than usual. Shooting

parties also employ a good many casual men at this season. All agreed, however, that after Christmas there must be an unusual number unemployed.

On the Holkham estate there are more cottages vacant than was ever previously known.

One witness in South Norfolk, farming 800 acres, said he never refused an applicant for work, and had asked the guardians to send him any men. He complained of a "lack of labour when most required" and asked "where are the unemployed?" He said there was an unwillingness on the part of the men to work unless absolutely compelled by hunger. "So long as they have anything in hand they do not care to take work," he said.

I was informed that the number of applications from young men in the villages to be employed on the railway or in the police force was steadily increasing. One witness observed that this was scarcely surprising, seeing that they can get 21*s*. per week on the railway. The men, he observed, are being "drawn away rather than driven away." No doubt both these forces are in operation, viz., preference for other work and decreasing demand for agricultural labourers. Together they account for the fact that on the whole the demand and supply at ordinary times are so nearly equal.

76. The majority of farmers consider that the quality of the labour has deteriorated. They especially alluded to the lack of interest in their work exhibited by the men, and particularly by the younger men. "The young men," said one witness, "will not learn farm work, and will be of no use on the land when they grow up." Another said he did not know a man under 50 years of age who knew how to lay a fence or underdrain. Another said that in his district (North-east Norfolk) the first prize in a thatching competition was awarded to a man 70 years of age. **Quality of labour.**

Just a century ago Marshall, in writing on the agriculture of the county, said, with regard to the labourers:—

"A Norfolk labourer will do as much work for one shilling as some two men in many other places will do for eighteenpence each. There is an honesty, I had almost said an honour, about them, when working by the day, which I have not been able to discover in the day labourers of any other country."

I am afraid that this eulogy could hardly be repeated now. I have no right to offer an opinion on my own limited observation, but several persons qualified to judge and not unduly prejudiced stated that there is quite a different spirit abroad among the men nowadays. The extraordinary, and if I may say so, the pernicious theory that inefficient and "scamped" labour increases employment, and is therefore, in the interests of the labouring class, desirable, has, I was told, been preached, and to some extent been put into practice. I was informed of some cases in which the men have refused, even in an emergency, and when being paid by the piece, to work longer than the ordinary working hours. I am disposed to think, however, that such cases are exceptional. Where they occur they naturally arouse attention and are quoted so much that they become magnified in importance. At the same time it must, I fear, be recognised that the labourers generally exhibit less of that interest in their work, and in the farm, than at one time characterised them.

77. At the meeting of the Council of the Chamber of Agriculture which I attended, the question as to the present relations between masters and men came up, and the general opinion expressed was that a better feeling prevailed than was the case five or six years ago, and certainly better than, say, 10 or 12 years ago. The feeling that they "are all in the same boat" as one witness expressed it, has increased, and the men realise that present prices do not allow of higher wages, and that the farmers are in serious straits. It was observed that the occupation of allotments has "opened the men's eyes" and brought home to them the realities of the situation. So long as they consume the produce of their allotments it is all right, but when they want to sell any of it they find out where the shoe pinches. **Relations between farmers and labourers.**

78. There are two labourers' unions in the county, viz., the National Agricultural Labourer's Union, and the Norfolk and Norwich Amalgamated Labour Union. The former is well-known as the organisation of which Mr. Joseph Arch, M.P., is president, **Organisation of masters and men.**

and extends, of course, over the whole country, though I believe that Norfolk now constitutes its chief stronghold.

According to the returns made to the Registrar of Friendly Societies for the year 1894, the National Agricultural Labourer's Union had on December 31st, 1,100 members. It began the year with 479*l.* 4*s.* 0*d.* in hand, and closed it with a balance of only 9*l.* 3*s.* 2*d.* The following is the statement of accounts for the year.

Receipts.	£	s.	d.	Expenditure.	£	s.	d.
Entrance Fees	1	19	0	Grants for relief, emigration, migration, &c.	81	6	6
Contributions paid by members	441	2	5½	Salaries of paid officers	477	2	5
Rules, &c. sold	0	14	3	Rent	43	11	9
Grants returned	0	0	1	Stationery and printing	215	17	4
Donations	43	17	9	Other expenses of management	139	16	4
	487	13	6½		957	14	4
Amount of funds at beginning of year	479	4	0	Amount of funds at end of year	9	3	2½
	966	17	6½		966	17	6½

The Norfolk and Norwich Amalgamated Labour Union was established in 1889, and had on December 31, 1894, 400 members. During the year 282 members were admitted, but on the other hand 582 were struck off for non-payment of subscriptions. The returns as made to the Chief Registrar of Friendly Societies show that the total receipts in 1894, including 102*l.* contributions from members, were 120*l.* 7*s.* 4*d.*, and the payments 157*l.* 18*s.* 6*d.* The funds in hand at the beginning of the year were 71*l.* 3*s.* 0*d.*, and at the end of the year, 33*l.* 11*s.* 10*d.* The principal item of expenditure was stationary, 122*l.*, the amount of strike pay being 21*l.* 19*s.* 2*d.* Nothing seems to have been paid in salaries.

The organisation of the labourers resulted (in 1890) in calling into existence an organisation of employers under the name of the Farmers' Federation, which includes many of the principal farmers of the county. This is avowedly maintained for the purpose of promoting common action among farmers in regard to wages and conditions of employment, and for mutual assistance in cases of strikes. Strikes have been by no means uncommon in the county, but it appears that in the majority of cases the Farmers' Federation is now able to successfully resist anything like unreasonable demands on the part of the men. But it may well be supposed that such disputes, whatever their issue, do not tend to promote harmonious relations afterwards.

Boards of conciliation.

79. In the industrial world we have become so much accustomed to organisation of employers and employed, and to the settlement of disputes by what may be termed "ordeal of battle," that it may seem to many persons as only natural, and, indeed, fit and proper, that a similar condition of things should prevail in the agricultural world. But the circumstances are not really similar. No doubt a dispute involving prolonged suspension of work is serious in any department of trade or industry. But after all the closing of a factory or workshop involves mainly a definite amount of loss consequent upon a cessation of production for a certain period. But in agricultural matters the loss is not so measurable. If a crop is not planted at seed-time or ingathered at harvest time, it may mean only the loss of a few weeks' pay to the men, but to the farmer it may mean the loss of a year's revenue. In the case of stock a sudden stoppage of labour may mean not only that they deteriorate, but that they must either be slaughtered off in an unfit state or starve. Where a large herd of milking cows is kept, the consequences of a strike of milkers is well-nigh appalling to contemplate in the animal suffering which may be caused, apart altogether from the pecuniary loss to the farmer. Again, the conditions of rural life make a strike in a village far more disturbing, both at the time and subsequently, than it is in a town. The conditions of farm work necessitate a closer personal contact between a farmer and his men, than between, say, a manufacturer and his employés, and, in consequence, the resumption of work after a bitter dispute, in which one side has been beaten, is the more likely to involve friction.

In the industrial world many years' experience of the rough and ready arbitrament of strikes and lock-outs have led the more reasonable men among both employers and employed to look for some less primitive and wasteful method of settling disputes. It were certainly to be deplored if agriculture is destined to go through a similar prolonged experience of the old methods before arriving at the same conclusion. Might it not be well, in the light of the experience of other industries, to forego the long and painful process and to take a short cut to the same conclusion? I venture to think—and the suggestion was made by more than one witness in Norfolk—that it does not pass the wit of man to evolve a practical system of Boards of Conciliation to which appeal might be made when disputes arise between masters and men.

I am well aware of the strong prejudice which exists almost universally among farmers against the interference of outsiders in their affairs, and probably nowhere does this feeling exist more strongly than in Norfolk. They believe, as a rule, that it is outside interference with their men that is at the bottom of any trouble which they may have with them. They are for the most part convinced that "if it was not for "the agitators the men would be all right." It is a manifestation of a similar feeling which leads them to object to the idea of submitting any question of dispute with their men to arbitration. Nor would there, in my opinion, be the least chance, even if it were desirable, as I do not think it is, that they would consent to have any such question decided for them. But I venture to think that this objection does not hold good against a Board of Conciliation, whose functions would only be to bring the disputants together in a reasonable spirit with the view of seeing how far they might be able to adjust the differences between them. Such a board would have no power to coerce either side; but it might, nevertheless, provide a neutral meeting-ground for both parties and materially facilitate an agreement between them. If in only some of the disputes its good offices should lead to the avoidance of a strike by mutual agreement it would amply justify its existence.

80. At the time of my visit the general rate of wages for ordinary labourers was 10*s.* per week. In a few parishes it was 11*s.*, and in some it had fallen to 9*s.* The wage fell from 10*s.* to 9*s.* in some instances while I was in the county, and it was expected that it would fall pretty generally before Christmas. In a few cases individual farmers regularly paid a shilling a week above the average. In one instance a farmer who did this said that it enabled him to get "the pick of the labour"; in another instance the farmer said that he got his men to work half-an-hour longer per day. **Current wages.**

It is certainly curious that in a county where the labourers have been exceptionally active in combining for the purpose of maintaining wages, the level of wages should nevertheless at the present time be no higher than in counties where they have practically no organisation at all. The fact seems to indicate that economic forces after all are supreme, and that organisation has not in the long run quite the power which we are apt to attribute to it. There seems no reason to suppose that if the labourers of Norfolk had never heard of a Union they would have had to put up with a less wage than 9*s.* or 10*s.* per week.

It goes without saying that wages are higher now than they were, say, 40 years ago. At that time the weekly wage was commonly "a bushel of wheat and 1*s.* 6*d.*" A witness gave me figures from his books showing that in 1852 the rate of wages was 7*s.* per week for the winter, and 8*s.* per week for the rest of the year. On that farm there was then no machinery in use, a drill not being introduced until 8 years afterwards. At that time women and boys were largely employed. The women got 6*d.* per day; now if they work at all (which is rare) they are paid 1*s.* per day. Many witnesses complained of the scarcity of boys for farm work.

81. The current rate of wages does not, of course, represent the actual earnings of the men. Team-men, stockmen, and shepherds, all get 1*s.* or 2*s.* per week more and frequently a cottage rent-free in addition. The ordinary labourer is for a large part of the year engaged on piecework. The harvest is almost invariably paid for in a lump sum which varies from year to year according to agreement. The range is from 6*l.* to 7*l.* or a little more, which may be said to represent from 30*s.* to 35*s.* per week. The following statement, taken from the books of a large farmer in Mid-Norfolk who keeps careful accounts, shows the payments per man, and the cost of labour per **Earnings, piecework, harvest, &c.**

acre for each harvest from 1874 to 1894 inclusive. It includes wheat, barley, and oats.

Year.	Payment per man.	Cost per man.
	£ s. d.	s. d.
1874	7 10 0	15 5
1875	—	14 11
1876	7 5 0	14 4
1877	7 10 0	15 0
1878	7 0 0	15 6
1879	7 5 0	15 6
1880	7 5 0	16 0
1881	7 11 0	14 6
1882	7 11 0	15 0
1883	7 11 0	15 0
1884	7 1 0	15 6
1885	6 16 0	14 8
1886	6 16 0	14 0
1887	6 15 0	13 10
1888	6 15 0	13 5
1889	6 15 0	14 0
1890	7 0 0	13 7
1891	7 5 0	14 1
1892	7 5 0	13 7
1893	6 15 0	12 7
1894	6 15 0	13 7

The value of the payment to the men depends on the number of acres which they have to deal with. This varies according to seasons and crops, and ranges from 10 to 16 acres per man. At the last harvest the average was about 10 acres.

A considerable amount of evidence was given me as to the individual earnings of labourers; but it is hardly necessary to labour this point, inasmuch as the Labour Commission has fully dealt with the subject. It may, therefore, suffice to say succinctly that the evidence goes to prove that with a current weekly wage of 10*s.*, the average weekly earnings of a regular labourer, taking the year through, would be from 13*s.* to 14*s.*

Nearly every farmer whom I questioned on the subject expressed a preference for giving piecework as far as possible, but they differed as to the willingness shown by the men in taking it. In the majority of cases the men appeared to prefer it, but in others I was informed that they were reluctant to take it, or at any rate to extend it beyond the old-established practices.

On the whole, no doubt, the men work better and more quickly by the piece than by the day. In the summer they work rather longer hours, and in the winter about the same, and in either case they take less time for meals.

The labourers' share of the produce.

82. I have already referred to a statement that 40 years ago the current wage of a farm labourer was "a bushel of wheat and 1*s.* 6*d.*" Expressed in similar terms now his wages would be more like a coomb (*i.e.*, 4 bushels) of wheat and 1*s.* 6*d.* One farmer stated that 20 years ago his rent was double his labour bill, now his labour bill is double his rent. Another farmer, occupying four farms, said that it takes the whole produce of eight acres of land to pay the wages of one labourer. This was a farmer of large capital and evidently a keen man of business.

The Chamber of Agriculture in their Report (*see* Appendix B 1*a*) stated that "land in "East Anglia cannot be kept under the plough at less cost than 30*s.* per acre for manual "labour." The evidence which I obtained went to confirm this statement. On one large farm of 1,093 acres the labour bill was 1,718*l.* or 32*s.* per acre; on another farm of 900 acres it was 27*s.* per acre. Three large farmers, at one of the numerous private gatherings which I attended, gave the figures from their books, which were respectively 25*s.*, 27*s.*, and 32*s.* per acre. These statements, it must be remembered, cover the whole of the farms referred to, which though largely arable include, of course, a certain amount of pasture.

83. Although in the larger farms there are generally a certain number of cottages under the control of the farmer, the majority of cottages in Norfolk are let directly to the labourers. Some of the witnesses said that the cottages were now more commonly let with the farms than they used to be. It was stated that farmers insist on having the cottages more under their control than they did before the Labourers' Union was started. On the other hand, some witnesses stated that they did not care to have many cottages in their lands. One said he wanted enough for "Sunday men" but no more, and that "too many cottages are a nuisance." On the Earl of Leicester's estate it should be noted that a change has been made in the direction opposite to that which has taken place on some estates. Twenty-five years ago all the cottages on Lord Leicester's estate were let with the farms; now they are all let direct from the landlord, though the tenants nominate the occupants of cottages round their farms. Cottages.

There are 730 cottages on the Holkham estate, and the average rent at which they are let is 1*s.* 3*d.* per week, the highest in any case being 2*s.* per week. They all have good gardens, and modern sanitary requirements have necessitated a considerable outlay. The cost of a pair of cottages was put by Lord Leicester at 300*l.*, and he observed that as a commercial transaction they will not pay unless the owner gets about 7 per cent. on their cost. Instead of this he only obtains about 2½ per cent.

Generally the rent ranges from about 3*l.* to 5*l.* per annum. On the large estates they are generally good, many having three bedrooms; on the smaller estates they are often inferior and have insufficient accommodation.

As a rule cottages in close parishes compare very favourably with cottages in open parishes—the latter being often very bad.

On one large estate the agent stated that the plan adopted has been to build cottages in blocks of three, the cost of the three being 360*l.* The two end cottages have three bedrooms, and the middle one two. The rents are 3*l.* 5*s.* per annum.

The Secretary of the Norfolk and Norwich Labourers' Union objected to the system of letting cottages with the farms, and stated that the effect of the system is "to keep "the labourers in servitude and to cheapen labour."

I have referred, in my report to the Commission on the Salisbury Plain district, to the pros and cons of this question, and I may be excused, therefore, from discussing them here, the more so that I do not gather it to be quite as "burning" a subject in Norfolk as in Wiltshire.

On an estate in S. Norfolk, the agent stated that the practice is to let the cottages direct, with the condition that the occupants work on the adjoining farm. The tenants, he said, prefer this plan, as it relieves them from the necessity of turning men out. The cottages are let by the month, but only 14 days' notice to quit is requisite. Although they are thus let by agreement, the rents are actually paid once a year, the average being 3*l.* 5*s.* or 3*l.* 10*s.* per annum. None have less than 20 rods of garden, and some have a quarter or even half an acre. All the new cottages are built with three bedrooms; about half a dozen of the old ones on the estate have only one bedroom.

Some of the difficulties which confront the landowner who desires to provide good cottages for the labourers were referred to by a witness of wide experience, as follows:—

(*a.*) Labourers will not pay more than 1*s.* 6*d.* per week, however good the cottage or however large the garden. This is the standard rent which they recognise.

(*b.*) If you build a cottage with three good bedrooms, it is ten to one that the occupier takes a lodger in the extra room.

(*c.*) You build a cottage with a good living room, and a kitchen containing copper, oven, &c. They insist on living in the kitchen, and shutting up the front room as a "drawing-room," to be entered probably only once a week.

(*d.*) You put in patent ventilators and they promptly stop them up. They block up the window of sitting-room with a blind, curtains, and flowers, so as to shut out the light, and keep it permanently closed so as to keep out the air.

(*e.*) A man and wife live for years in a good cottage and bring up a large family The children leave home and the man perhaps dies, but nothing will induce

the widow to move to a smaller cottage so as to make room for a man with a family. If you insist on her moving you are considered to be a heartless tyrant.

Though these observations are not universally applicable, there is no doubt a good deal of truth in them, and they indicate some of the difficulties with which a landlord, anxious to do his duty, has to deal.

Allotments.

84. In most parts of the county a considerable increase of allotments was stated to have taken place in recent years, though, in a few districts, it appears that there is a diminished demand for them. Wherever the cottages have good gardens there is not a very keen demand for allotments. In the open villages there are often no gardens with the cottages, and in those cases allotments are naturally sought after. Thus, Lord Leicester stated that in four open parishes he let land to the local authority for allotments. Generally on his estate there are few allotments, because the cottages have as much garden as the men require.

The area and rents of the Holkham allotments are as follows:—

		£	s.	d.	
Wells	25 acres	59	0	0	exclusive of rates.
Weasenham	22a. 1r. 27p.	33	12	6	inclusive of rates.
Castleacre	29a. 3r. 0p.	41	14	1	exclusive of rates.
Pittleshall	15a. 0r. 0p.	17	5	0	inclusive of rates.

Mr. Fulcher stated that there are 126 allotments of half an acre in his parish which date from the time, sixty years ago, when the common was enclosed. The rent, which has always remained the same, is 12*s.* per acre. The rents are paid regularly. His own men have allotments, and they use his horses and plough for working them. He attributed the absence of strikes and the general good feeling between masters and men in his locality partly to the allotments.

It is common for the farmers to lend their men their horses and ploughs, and one witness pointed out that whereas it used to be customary to lay allotments out in square plots, now they are usually in strips to facilitate ploughing.

On Mr. Fellowes's estate there are 200 allotments, varying from a quarter acre to 3 acres.

Rents of allotments, in a number of instances given me, range from 1*l.* to 43*s.* per acre, the average being probably about 30*s.* Of course this includes all outgoings. On one estate the rent charged is 35*s.* per acre, and the agent stated that the tithe and rates, paid by the landlord, amounted to 9*s.* per acre.

Farmers differ as to the desirability of allotments for the men. One witness observed that one-eighth of an acre near his home is advantageous to a man, so that he can grow all his own vegetable When he gets beyond that, and has to hire a plough, and lose work for a day or two, "there is nothing in it." This seemed to be a prevalent view. Some objection was taken to the fact that the allotments are often occupied mostly by non-agriculturalists. Thus, on one lot of 12 acres laid out 5 years ago, there were only three agricultural labourers, each of whom has a quarter acre. A cowkeeper has 3 acres, and a baker 2 acres.

In one instance, the owner of the estate possesses rights of pasturage over a common which he lets to occupiers of adjacent allotments or small holdings. The right to run a cow on the common, termed a "going" is, in one instance, let for 2*l.* 2*s.* 0*d.* per annum. In several cases I found that such common rights were held in high esteem by small holders. In one instance, an owner who is laying out a few small holdings has made a common in connection therewith, over which the holders have the right of running cows.

IX.—Effects on other Classes.

Decreased population.

85. That in a county almost entirely devoted, except on its coast line, to agriculture, the effects of the depression must re-act on all classes of the community is self-evident. One index to this is that in all parts, except those where other industries or residental attractions may have absorbed a part of the natural increase of population, there has been a positive decrease in the number of persons who find a livelihood in the county. I give in the Appendix a table showing for each of the 22 unions in the county the

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number of inhabitants in 1871, 1881, and 1891 respectively. In all but eight there has been a decrease of population, and if it were not for the influence of Norwich, Yarmouth, and King's Lynn, which comprise other than agricultural elements, the county, as a whole, would show a smaller population now than in 1871. The following are the unions showing a decrease of population:—

——	1871.	1894.	Decrease.
Erpingham	19,841	18,772	1,069
Aylsham	18,115	17,452	663
Forehoe	12,308	11,988	320
Loddon	13,670	13,204	466
Deepwade	24,272	23,286	986
Guiltcross	11,257	10,228	1,029
Wayland	11,094	10,505	589
Mitford	27,567	26,319	1,248
Walsingham	20,051	19,902	149
Docking	17,302	17,255	47
Freebridge Lynn	12,646	12,251	395
Downham	20,585	18,377	2,208
Swaffham	13,608	12,393	1,215
Thetford	18,104	17,253	851
	240,420	229,185	11,235

When we consider that during the same period, 1871–1891, the total population of England and Wales increased by over 6,000,000, these figures, showing a marked diminution of the population of purely agricultural districts, are very significant.

86. I received some evidence showing the effects of the depression on cake and manure merchants. Probably in no county has more cake been fed to stock than in Norfolk, but in 1894 the consumption greatly decreased. This was partly owing to the large proportion of tail corn, but mainly to the unremunerative prices which induced many farmers to feed even their best corn rather than sell it. One merchant stated that he sold 1,000 tons, or about 50 per cent., less cake in 1894 than in 1893. This was notwithstanding the fall in the price of cake in recent years. Best linseed cake, said one witness, which sold, 20 years ago, at 12*l.* per ton, now sells for 6*l.* 10*s.* to 7*l.* There is also great difficulty in getting payment for cake sold. Thus, one account for 250*l.* was nine months overdue, and a cheque on account for 65*l.* had just been received. Effects on cake and manure merchants.

87. Millers complain of the effects on their business, and say that foreign flour can be bought cheaper than they can make it. One miller, using about 1,000 coombs of wheat per week, said that he thought English wheat now was softer and not so good as it was 30 years ago, a fact attributable, in his opinion, to the use of artificial manure. He said that millers were afraid to buy, for when they had bought wheat, and before they could make it into flour, prices had fallen. He used to send 500 sacks of flour to Newcastle, but now it could be bought in London cheaper than he could supply it. Effects on millers.

From a miller, who also occupies a farm of 500 acres, I had the following figures:—

——	Mill.	Farm.
	£	£
Working capital employed	25,000	6,700
Amount of labour bill, annually	1,000	750
Assessment to Poor Rates	250	570

In 1894 he lost money on his farm. He is not restricted either as to cultivation or sale of produce.

X.—The Four-course System.

Description of system.

88. I have referred more that once in passing to the four-course system, frequently termed the Norfolk system, which has for so long a period been regarded as the backbone of the agriculture of the county. I cannot do better than quote a description by Mr. Clare Sewell Read*:—

"What has been the grand principle of all agricultural improvements is the establishment of a good rotation of cropping, and the best and most simple of all these rotations is the four-course or Norfolk system of cropping. This term of cropping extends, as the name would imply, only over four years: the first and most important being roots (mangel-wurtzel, swedes, or white turnips); second, barley; third, grass seeds, such as clover, trefoil, sainfoin, or ryegrass; and the fourth and last year, wheat. It is by having the root and green crops to alternate with corn, and not allowing two white straw crops to succeed each other, that land which half a century ago produced only a scanty crop of rye now grows an abundant yield of wheat and barley. The preparation of the land for roots generally begins in the autumn; in fact, as soon as the ground has been cleared of the previous corn crop. This autumnal tillage is of the greatest advantage in cleansing the land from couch-grass and weeds; otherwise, stirring land at that usually dry season of the year is not often productive of the good which a similar treatment effects on more retentive soils. The number of ploughings given for mangel-wurtzel and swedes is much diminished of late, especially if the land is free from weeds, the scarifier and other implements which cultivate and stir the land without inverting and drying it too much being more frequently used in the spring. The chief part of these roots is drilled on ridges or baulks 27 inches wide, the white turnip being generally sown on the flat. The most approved plan of manuring for roots is to apply a mixture of farmyard dung and artificial manures; but in many districts the turnips are grown exclusively with artificial fertilisers, the farm manure being all kept for the wheat crop. Soon after Michaelmas the mangels are removed from the field and haled close by the homestead, and there covered with straw and mould for spring use. The leaves are spread over the land, which is sown with barley early in the following year, or at once ploughed and planted with wheat. A portion of the swedes are carted to the yards for the bullocks, and the remainder are eaten on the land by sheep, which are inclosed in hurdles, and have the roots cut small by a machine and supplied to them in troughs. They have also an allowance of hay, chaff, and cake, while the bullocks in the yard are also supplied with some dry provender and plenty of artificial food. White turnips are not extensively grown except on farms where ewe flocks are kept. The land on which the sheep have consumed the turnips is ploughed once or twice for barley, and that grain is drilled as early in the spring as possible. The grass seeds for next year's hay are sown at the same time with the barley, or shortly after it is up, and merely rolled in. The clovers, &c., in the following year, are either cut for hay or fed, principally with sheep, all through the summer; and then, having received some sort of a dressing of manure, are ploughed once, and the wheat drilled in the autumn. This concludes the main operations of the four-course or Norfolk system of cropping, and the rotation commences again with the preparation of the land for the root crops."

Adhesion to system.

89. It is impossible not to be impressed with the fact that the majority of farmers retain a strong affection for the four-course system. At the Dereham meeting, where their predilection was publicly challenged, they expressed themselves unanimously in its favour, and this is consonant with a very large amount of evidence which I received. Whether they were restricted to the course by agreement or not made no difference. Those who were free to farm as they liked stated, as a rule, that they adhered to the system, and those who were restricted made no complaint on that score. "You can't beat it"; "no one ever did himself any good by cross-cropping," are specimens of evidence given by all sorts and conditions of farmers.

Modifications of system.

90. But while this is so, it must also be said that there are indications of an increasing tendency to depart from the strict limits of the four-course system. One farmer said that he practised the four-course system modified by an extra field of spring beans, and small divergencies of this kind are not infrequent. But the most popular

* From White's History of Norfolk, 1883.

modification is to allow the seeds to lie down a second year, or for a longer period.

91. The Earl of Leicester, on his estate at Holkham, has adopted a system which is an entire subversion of the old ideas. I went with his lordship over a considerable part of the land to which he has applied the system which he strongly advocates as the only sound one to adopt on the light sandy soils of Norfolk in these times. Lord Leicester who, as is well known, is a thoroughly practical farmer, and takes a keen and active interest both in the management of his estate and in that of his home farm, said emphatically that adhesion to the four-course shift on the light lands of Norfolk "would ruin anybody." His system is to lay the land away in grass for six or eight years, with a careful mixture of suitable seeds. It is mown the first year, and afterwards fed off continuously by sheep. If the sheep are wintered on the pasture it is put up and mown the following season, but otherwise it is not mown after the first year. One of the secrets of success, however, is not to stock the land too heavily, or feed it too closely. Much depends, too, on a careful choice of seeds. Lord Leicester's practice.

The following is the "prescription" adopted by Lord Leicester. He purchases the seeds direct from the merchant with a guarantee of purity and germination, and they are mixed after arrival:—

Lbs. per Acre.		Lbs. per Acre.	
4	Cocksfoot (*Dactylis Glomerata*).	¼	Golden Oat Grass (*Avena Flavesceno*).
2	Perennial Rye (*Lolium Perenne*).	2	Meadow Fescue (*Festuca Pratensis*).
2	Italian Rye (*Lolium Italicum*).	1	Hard Fescue (*Festuca Duruiscula*).
1	Timothy (*Phleum Pratense*).	2	Alsike (*Trifolium Hybridum*).
1	Tall Oat Grass (*Avena Elatior*).	1	White Clover (*Trifolium Repens*).

At the end of six or eight years the grass is broken up and a crop of cole seed taken, followed by oats, white turnips and barley, and it is then laid away again for another period. If it were not so broken up and cropped the land would become "sheep sick." A remarkable feature of the system is that no manure whatever is applied. I walked over land farmed by Lord Leicester on this system in all stages of the "course." The pastures were at that time (November) very thick and full of feed, those which were coming towards the end of their time showing a good sound turf, with only here and there an occasional weak spot. A field of white turnips was very healthy looking, with a good uniform plant all over the field, and apparently a heavy aggregate weight of roots.

Lord Leicester had adopted this method on over 400 acres,* at a cost of from 12*s*. to 15*s*. per acre, thus throwing about half of his arable land out of the Norfolk system, and resting in temporary pasture.

XI.—The Agricultural Holdings Act and Conditions of Tenancy.

92. The interest exhibited in Norfolk as to the working of the Agricultural Holdings Act was so considerable that it seems to me desirable, at the risk of some repetition, to summarise some of the principal evidence laid before me on the subject. This appears, therefore, in a statement in the Appendix. It includes practically all the points raised by witnesses, though it does not, of course, include the evidence of more than a certain number who may be taken together as representative. In many instances important witnesses stated shortly that they agreed with the recommendations made by the Committee of the Central Chamber of Agriculture which reported upon the Agricultural Holdings Act. In other cases, and especially among members of the Chamber, they stated that they endorsed the views of the Norfolk Chamber of Agriculture. Many, I might almost, I think, say a majority of, farmers said that they "agreed with Mr. Read" whose views on the Act are well known and have been laid by him in person before the Commission. No one, indeed, in mixing with Norfolk farmers could fail to be impressed by the confidence with which almost all of them regarded any action which Mr. Read might take on their behalf in regard to such questions as these, and their willingness to accept his judgment. Evidence received. App. B 6.

93. Although a few witnesses stated that the Agricultural Holdings Act is a good Act and works fairly, the bulk of evidence tended to show a large amount of Dissatisfaction with the Act.

* A letter from Mr. Wood, (Lord Leicester's agent) some time after my visit, informed me that in the present year (1895) 100 acres more have been thrown out of cultivation, making the total area thus dealt with 524 acres.

dissatisfaction with it on the part of tenant farmers. The complaints against it divide themselves into two classes, viz:—

(1.) As regards provisions in, or omissions from, the Act itself; and

(2.) As regards the administration of the Act.

I will endeavour to state as clearly as possible the substance of the complaints and suggestions made to me on each of these points.

Complaints against the Act.

94. In the first place, as already indicated, a few witnesses defended the Act in general terms as it stands, and stated that it had been of benefit to farmers. Lord Leicester observed that it "works well for a good tenant," and a similar observation was made by other witnesses. It was said that the true reason why it was so little used was that farmers in these times when they quit their farms, often by reason of financial difficulties, have no claim for compensation, or that, at any rate, the landlord's legitimate claim for dilapidations would far exceed it. One valuer in South Norfolk stated that in 75 per cent. of the cases in which he had acted, the landlord's legitimate claim for dilapidations would have exceeded the tenant's.

Again, some of those who thought that the Act is inoperative did not condemn the Act itself, but thought it a good one if fairly applied.

It was further stated that the Act has been of indirect benefit by its influence on agreements. In the fens, for instance, I was informed that compensation for cake was never paid until the Act was passed, whereas now it is recognised in all the agreements.

But the preponderance of opinion was undoubtedly that the Act itself needs amendment, though it was not often easy to get a statement of the specific points.

Time of claims.

95. One point was clearly put by several witnesses, viz., as to the notice of claim. It was thought that either party should have an equal right of claim, and that the claims of both should be delivered on the same day. The main object of this suggestion is the prevention of excessive, or, to use a phrase employed at the Lynn meeting, "bogus," counter-claims. It is freely alleged that landlords or their agents, on receiving a claim from a tenant, deliberately pile up a counter-claim which shall "overtop" it, and, as it was put by the Norfolk Chamber, "tenants are bounced out of their claims by the counter-claims." By so amending the Act as to provide for the landlord's claim to be made out before the tenant's claim has been seen, *i.e.*, for the simultaneous delivery of claims on either side, it is believed that this practice of "capping" the tenant's claim would be prevented.

Two considerations are noteworthy on this point. In the first place, as I pointed out at the Lynn meeting and on many other occasions, it is not the amount claimed by the landlord, but the amount awarded to him which really affects the tenant. It is not uncommon for a denunciation of the Act to be founded on a case in which an extravagant counter-claim has been made, and to a large extent disallowed. It is obvious that such a case proves the value of the Act and not its inutility. Indeed, the Act expressly instructs referees and umpires to discountenance unreasonableness in making claims, by empowering them to take it into account in awarding costs. They have power to charge the whole of the costs on one party if they think his action calls for it.* It may be said, probably with justice, that this provision is not enforced, but that is a criticism of the administration of the Act. So far as the Act is concerned it undoubtedly provides a means for punishing either party who makes an extravagant and unreasonable claim.

It must be admitted, however, that whether strictly logical or not, the fact that an exorbitant claim may be made up on behalf of the landlord, even when the tenant claims what is clearly his right, does have the effect of frightening tenants. The mere uncertainty as to what the counter-claim may comprise and how far it may be established in law is alarming.

But a still more serious consideration seems to me to arise in regard to this suggestion of simultaneity of claim, and that is whether it might not, taken by itself, have precisely the opposite effect to that which it is intended to have. The intention of the proposal, as has been said, is to reduce the amount of counter-claims. But it may fairly be

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* Section 20 of the Agricultural Holdings Act runs:—

"The costs of and attending the reference, including the remuneration of the referee or referees and umpire, where the umpire has been required to act, and including other proper expenses, shall be borne and paid by the parties in such proportion as to the referee or referees or umpire appears just, *regard being had to the reasonableness or unreasonableness of the claim of either party in respect of amount or otherwise*, and to all the circumstances of the case. The award may direct the payment of the whole or any part of the costs aforesaid by the one party to the other."

argued that if the landlord has to make his counter-claim blindly and without any knowledge whether the claim against him is reasonable or unreasonable, he or his agent will not be induced to limit the counter-claim, but will rather be inclined to make it as comprehensive and exhaustive as possible so as to be "on the safe side." This seems to be only in accordance with the ordinary practice of business, and therefore it follows that this suggestion alone might not have that effect in reducing counter-claims which it is intended to have.

Extension of landlord's right of claim.

96. That the adoption of the principle of "equal right to claim" would be an advantage to landlords seems obvious. At present, of course, so far as the Agricultural Holdings Act is concerned, a landlord has no remedy whatever against a bad tenant. He has, no doubt, other rights under common law, custom of the country, or agreement, but *quâ* the Act he is helpless unless the tenant moves first. If the proposed amendment were made he would have a substantive right under the Act to claim against any tenant. This position is, I believe, fully accepted by those who advocate the amendment, their view being that it is just to give the landlord the right to claim against a tenant who has injured his farm, and that the tenant who does not claim is often precisely the one against whom a claim for dilapidations would be fair and reasonable. *Primâ facie* the tenant who makes a claim is a man who has treated the farm fairly, while the tenant who makes no claim is a man who is conscious of having treated the farm badly. Yet the Act gives a landlord the right to claim for dilapidations from the former, and not from the latter, which is absurd.

The case of Holmes v. Formby.

97. But I would point out that the proposal goes farther, in consequence of a recent decision in the Court of Queen's Bench, than is commonly supposed. It is certainly not generally known that the amount awarded to the landlord in respect of a counter-claim cannot under any circumstances exceed the amount of the tenant's claim. This is the law as laid down by Mr. Justice Grantham and Mr. Justice Lawrance in the case of Holmes *v.* Formby. As this is a Norfolk case, and as it establishes a principle which is not only, so far as I am aware, quite unexpected, but which strikes at the root of the whole procedure of the Act, it may be desirable to give the facts and the decision in this place. Formby was a tenant to Holmes of certain farms in Norfolk under certain leases, and an agreement made between them. The tenancy expired in October 1893, and previously to that time the tenant gave due notice to the landlord of his intention to claim compensation under the Act. Thereupon the landlord duly gave notice of counter-claim for waste and breaches of agreement committed by the tenant. The result of the reference under the Act was that the umpire awarded the sum of 18*l.* 16*s.* 5*d.* as due to the tenant, and 49*l.* 7*s.* 0*d.* as due to the landlord, leaving a balance due from the tenant to the landlord of 30*l.* 10*s.* 7*d.* As the tenant did not pay the balance due from him within fourteen days after the award, the landlord obtained, in due course, an order for its payment from the County Court judge, and, the amount still remaining unpaid, followed this up by issuing execution against the tenant. Thereupon the tenant applied to the Queen's Bench Division of the High Court for a writ of prohibition against the County Court judge and the landlord to prohibit them from further proceeding in the matter, so far as the award was in respect of matters not within the Act, upon the ground that the County Court had exceeded its jurisdiction, and that the award was bad on the face of it.

For the tenant it was contended that where the claim of the landlord under Section 6 of the Act was found by the award to overtop that of the tenant, the umpire had no power to award the overplus to the landlord and the County Court had no jurisdiction to enforce such award. The claim of the landlord could, it was contended, only be taken into account by way of reduction of the sum due to the tenant.

For the landlord it was submitted that if the above contentions were right the Act would be reduced to an absurdity. The landlord and tenant each gave particulars of their claims, called their witnesses before the umpire, and then, if the landlord had a balance in his favour, the tenant could simply walk away without paying anything.

Mr. Justice Grantham, in giving judgment, is reported as follows :—

"The Agricultural Holdings Act, 1883, was passed for the benefit of a class, the tenants. It was supposed that the tenants would gain much benefit from the Act; but it gave them no more than, in some counties at any rate, they already had by custom. The Act was intended to give them compensation for unexhausted improvements which it was supposed they could not otherwise get, and to provide a procedure for the ascertainment and recovery of such compensation. Whilst the matter was in course of debate it was urged that it would be a hardship upon a landlord, having a

good claim against his tenant, and being saddled perhaps with the payment of a considerable sum for unexhausted improvements, if the tenant were able to put the money in his pocket and go off, leaving the landlord unable to get payment of what was due to him. Two provisions were therefore inserted in the Act. First, the landlord, on paying compensation to a tenant under the Act, was entitled to obtain from the County Court a charge on the holding to the amount of the compensation paid; and secondly, if he had any claim against the tenant less than or equivalent to the tenant's claim against him, he could set off his claim against that of the tenant. I feel confident that if, as has been contended, the legislature had intended to give the landlord power to claim as fully as the tenant the Act would have been very different. The answer to that contention is that the Act as passed in the House of Commons was intended to benefit, and based upon the principle of benefitting, the tenant. Are there any words in the Statute which give the umpire or the County Court judge power to give the landlord compensation over and beyond the amount of compensation allowed to the tenant? I am of opinion that there are not. It was argued that when the Act was passed the power to counter-claim had already been introduced by the Judicature Acts, and that on this account it must be assumed that the legislature in this Act intended that the landlord should be able to recover more than the sum awarded to the tenant. But we have to take the actual language of the Act. Although it may be badly drawn, we cannot interpolate into it words that are not there. Taking the Act as it is, I have no doubt what our judgment should be. The applicant is entitled to a writ of prohibition so far as the award goes beyond what is warranted by the Agricultural Holdings Act, 1883."

Mr. Justice Lawrance, in giving judgment, is reported to have said:—

"I am entirely of the same opinion. There are two answers to the landlord's contention. The first is that the Act contains no provision enabling the landlord to start proceedings for enforcing his claim, and one would certainly expect to find such a provision if the Act had been passed with the object of providing for the adjustment between landlord and tenant of all their respective rights. As it stands, if the landlord has a good claim for 1,000*l.*, he cannot make it under the Act unless the tenant has made a claim; he can only counter-claim in answer to the tenant's claim. The other answer is to be found in the language of the Act. The question is whether, when the landlord's claim overtops that of the tenant, the landlord can recover the balance under the procedure given by the Act. I agree that, if he cannot, the absurdity pointed out by the landlord's counsel follows, and I should more fully agree with the stricture he passed upon the Act were it not that the Act does not deprive the landlord of any right he had before it was passed. Section 6 enacts that, in ascertaining the amount of compensation under the Act payable to the tenant in respect of any improvement, certain specified things in respect of which the landlord may claim 'shall be taken into account in reduction thereof.' If the landlord is allowed less than is allowed to the tenant, the amount is to be deducted from the tenant's claim; if the landlord is allowed an equal amount, it can be set off against the tenant's claim, and he recovers nothing; but if the amount allowed to the landlord overtops that allowed to the tenant, the landlord cannot under the Act recover the excess. The applicant, therefore, is entitled to the prohibition which he claims."*

In seems obvious that in the face of this decision the proposal to give the landlord an equal right with the tenant to make a claim would be a very material alteration of the Act in the landlord's interest.

Compensation for corn grown and fed on the farm.

98. There is a general agreement among farmers that compensation should be allowed for corn produced and consumed on the holding. In these days when it has become a common practice to grind a large proportion of the corn crop, this question has assumed considerable importance. There seems really no reason in equity why, if a tenant feeds his corn to his stock he should not have a right to claim for it in the same way as if he had sold it and bought cake. The arguments advanced against the proposal, indeed, do not so far as I am aware contest this, but they are rather directed to the difficulty of preventing fraudulent claims. I am bound to say that this fear of imposition is somewhat of a bugbear, and in practice would, I think, be found to be unreal. The onus of proof that home-grown corn has been consumed would, of course, rest with the farmer claiming to have consumed it. Any competent valuer would be able to judge pretty fairly how far the evidence laid before him was conclusive, and

* The case is reported in Law Reports, 1895, 1 Q.B. p. 174. It forms the subject of a note by Mr. Druce in the Journal of the Royal Agricultural Society, Vol. vi., Part I. 3rd series.

obviously it would be his duty not to allow the claim unless he was satisfied that it was substantiated.

It was stated by the Council of the Chamber of Agriculture, that at one time valuers used to allow a tenant who had two farms to claim for corn grown on one and consumed on the other, if satisfactory proof were forthcoming, but that latterly they have refused to allow this. This would be an instance of very arbitrary action to say the least, and its legality must be questionable. At any rate, in many parts of the country it is common to allow for corn grown on one farm and consumed on another, even when both are occupied by the same person.

Record of condition of holding.

99. One of the chief recommendations made especially by the larger and what I may call, for want of a better term, the better class of farmers was that a record should be made at the commencement of a tenancy of the condition in which the land and buildings are when taken to by the tenant. It is considered that this would be a protection to the man who had taken his farm in bad condition and had improved it, and would also provide a basis, so to speak, on which at outgoing any claim for good farming might be estimated. Some objection has been taken to the proposal on two grounds. Firstly, that if a farm is taken in a bad state an allowance is frequently made for the fact in the rent for the first year or two, and secondly, that any such record would be difficult and costly to make. The idea, as I gather, of those who make the proposal is that to the ordinary field schedule attached to an agreement a column should be added, in which should be stated the condition in which the field, fences, &c. are when taken to. If an allowance has been made for the foulness of the farm, the fact would appear in the agreement and would be taken into account on quitting.*

Compensation for continuous good farming.

100. Another suggestion made to me was that a tenant should be entitled to claim on quitting for any increased fertility of the holding due to continuous good farming. The main argument for this proposal is that under the present system a tenant who contemplates leaving his farm may in the last three or four years of his tenancy, purchase large quantities of cake and manure, though, perhaps, previously he has not been in the habit of doing anything of the kind. It is alleged that he would be able to make and substantiate as large a claim, if not a larger, for compensation as the tenant who had been farming highly during the whole of his tenancy. It is considered that this is unfair and that there is really more left in the land by the tenant who has farmed highly for a long period than by him who has only done so in view of quitting. That being so, it is argued that the valuer should be empowered to take into account, and if satisfactorily proved to make an allowance in respect of, increased fertility resulting from continuous high farming.

Schedule of landlord's dilapidations.

101. It was suggested, further, that inasmuch as the matters in respect of which a tenant may claim are strictly defined, the matters in respect of which a landlord may claim should be defined with equal exactness. At present there is no definition and therefore no limit of the matters which may be included in a counter-claim.

Mr. Read on this point observed—

"I say emphatically that the landlord's claims ought to be scheduled just the same as the claim of the tenant. . . . How came it to pass when this Act was passed that that claim of the landlord was not admitted, unless it was as a counter-claim to the demands of the tenant? Why, simply this, because the family lawyer sprang up and said 'Do not give away your rights that you have at common law, for bringing 'an action against your tenant for any dilapidations.' I say that these counter-claims ought to be scheduled."

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* In a paper read on April 2nd, 1894, before the Farmer's Club, (London), Mr. W. A. Simmons dealt with this point as follows:—

"So much trouble would be saved if tenants, *on entry*, took care to have the state of the land and buildings properly scheduled; a valuer would often in this way be of greater service than he could ever be at the expiration of a tenancy. I am a member of that much-abused class, and I positively wriggle when I anticipate what Mr. Clare Sewell Read will have to say about us presently; but let me assure you that we are much more sinned against than sinning, and it really is not our fault if we are frequently obliged to render the Act practically ineffective . . . . I venture to say that to a large percentage of tenant farmers the present Act is as incomprehensible as a Greek Testament would be; and then, not understanding it, they frequently blame valuers for not obtaining for them what they are doubtless often morally entitled to; but, let me ask, whose fault is it that agreements have over and over again been signed containing covenants to maintain, uphold, and keep and deliver up in proper tenantable repair buildings, fences, watercourses, gates, &c., &c., without any reference to the rascally state in which they were taken to? Remember, it is no defence unless you are armed with a proper schedule, to refer to their original state when that inevitable counter-claim appears; from that moment you have your agreement behind you and a Law Court in front of you. You are figuratively 'between the devil and the deep sea,' is it to be wondered at that, under such circumstances, a valuer is frequently obliged to advise his client to make no claim, and that when a claim is persisted in the counter-claim often overlaps it? Let me, therefore, urge tenants to see that they obtain a fair start."

Norfolk Chamber of Agriculture proposals. Payment for seeds.

102. All the four points mentioned above as suggestions for the amendment of the Agricultural Holdings Act were brought forward by the Norfolk Chamber of Agriculture, and are also, I may add, included in the recommendations made by the Central Chamber of Agriculture. One other proposal must be added which stands in the same position, and that is "that two years and older seeds should be paid for if a "good plant, and the land clean and in good heart." This is a suggestion which naturally arises out of the practice of Norfolk as modified in recent years. It would seem, however, to require somewhat more precise wording before it is incorporated in an Act of Parliament. As the proposal stands it appears possible that disputes might in some districts arise as to when what were sown as "seeds" became pasture, supposing that they should be allowed to lie for several years.

Uniform scale for valuations.

103. At the Lynn meeting a resolution was unanimously adopted asking "that a "scale of valuations under the Agricultural Holdings Act should be fixed for the "whole country."

Undoubtedly this proposal trenches upon, if indeed it does not come entirely under, the second division of complaints against the Act which I have referred to, viz., those directed not so much to the Act itself as to the administration of it. The resolution was intended to suggest a remedy for the present system of dependance on the arbitrary arrangement made by the valuers of each district. Mr. Tallent, in supporting the resolution, observed that—

"The arbitrary conditions made by the valuers are objectionable. Valuers alter the scale of valuation, which ought not to be left to them, but be settled for the whole country by Act of Parliament."

This proposal was advocated by several witnesses. I should add, however, that it is the simple principle of a uniform scale which they urged, and that the idea was not worked out in any detail. Nor are those who propose it actually wedded to the suggestion that it should be enacted by Parliament; the more general suggestion would be that the Board of Agriculture should be empowered to draw up the scale.

It is hardly necessary to observe that this proposal is not new. It may be of advantage to recall briefly the conclusions arrived at by a Committee of the Central Chamber of Agriculture which considered the subject in 1884. As the report of this Committee deals fully with the question, I have inserted a copy of it in the Appendix for the information of the Commission. I venture to think that the time has arrived when the question of formulating a basis of valuation for the whole country might be advantageously reconsidered, and if this should be done it is obviously desirable to have regard to the conclusions of the Central Chamber Committee. The raising of the question prominently in so important a county as Norfolk justifies, I venture to think, a reference to the whole subject in this place.

App. F 4.

The Committee, it will be seen, suggested a basis of compensation, applicable to the whole country, for cake and other feeding stuffs consumed on the holding as follows:—

—	Percentage of Cost to be allowed.	
	If consumed in last Year of Tenancy.	If consumed in last Year but one of Tenancy.
Linseed cake and meal, cotton cake and meal, rape cake, or malt culm.	One-third	One-sixth.
Corn cake, malt or other manufactured feeding stuffs. (Provided that the quantity allowed for shall not exceed the average of the two next preceding years).	One-sixth	One-twelfth.
Hay, straw, roots and pulse purchased	One-fourth	—
Corn	One-sixth	—

With regard to manures (*i.e.*, to items 16 to 22 of the Schedule of the Act) the Committee stated that they were "unable to report that any one scale is of general application." They recognised a common principle in the various scales submitted to them, but they considered that a wide divergence in details, resulting from differences of soil and other conditions, is inevitable.

104. The following statement of the basis of valuation adopted by Norfolk valuers under the Agricultural Holdings Act was handed to me by Mr. W. T. Simpson. It is dated September, 1892.

Norfolk valuers' basis of compensation.

AGRICULTURAL HOLDINGS ACT, 1883.

The following recommendations for carrying out the above Act were unanimously agreed to by the united discussions of a committee of the Norfolk valuers, at a meeting of their general body, and a Committee of the Norfolk Chamber of Agriculture.

" FIRST SCHEDULE.

" PART I.

" IMPROVEMENTS TO WHICH CONSENT OF LANDLORD IS REQUIRED.

" It was not considered necessary to offer any recommendations upon this part of the Act, as landlord's consent is necessary before compensation can be claimed, and where buildings are erected without consent of landlord they are the tenant's property, and unless he can obtain compensation may be removed by him.

" PART II.

" IMPROVEMENTS IN RESPECT OF WHICH NOTICE TO LANDLORD IS REQUIRED.

" Drainage.—This class of improvement, it was considered, would mainly be carried out by landlord, or by an arrangement between landlord and tenant. Where a mutual arrangement is made for landlord to provide tiles, and the tenant pays all labour, carriage, and haulage, compensation should be based upon a *twelve years'* principle; where tenant provides tiles as well as labour, &c., upon a *twenty years'* principle; bush draining, and mole ploughing, when done at tenant's cost, upon an *eight years'* principle.

" PART III.

" IMPROVEMENTS FOR WHICH THE CONSENT OF LANDLORD IS NOT REQUIRED.

" *No.* 16. *Boning Land with Undissolved Bones.*

" To allow bones (not less than ¼-inch) where applied to arable land upon a four years' principle: where applied to pasture land, eight years.

" *No.* 17. *Chalking of Land.*
" *No.* 19. *Claying of Land.*
" *No.* 21. *Marling of Land.*

" To allow upon a twelve years principle; the entire cost to be allowed for the first four years, and after that period one-eighth to be deducted yearly for the remaining eight years. Claying and chalking on fen lands on a six years' principle.

" *No.* 18. *Clay Burning.*

" To allow one-third of the cost where only one crop has been taken.

" *No.* 20. *Liming of Land.*

" To allow upon a four years' principle.

" *No.* 22. *Application to Land of Purchased Artificial or other Purchased Manures.*

" To allow one-third of the cost of the following, namely; rape, mustard and cotton cakes, greaves, malt culms, bone meal, town made and farmyard manures used for roots or other green crops during the last year.

" And where a root crop fails and the land has been properly cultivated, and is left in a clean condition, half the cost of such manures, and also half the value of the farmyard manure used thereon.

" *No.* 23. *Consumption on the Holding by Cattle, Sheep and Pigs of Cake or other Feeding Stuff not Produced on the Holding.*

" To allow one-third of the cost of linseed and cotton cake, linseed and cotton seed meals, beans and peas, and one-sixth of the cost of all other corn and feeding stuff consumed on the holding during the last year of the tenancy; but in estimating the value of the improvements under this clause, no larger amounts for compensation shall be taken into calculation for allowance of the proportions of one-third and one-sixth respectively than their average expenditure during the last three years of the occupation.

"Also subject to the three years' average expenditure, one-sixth of the cost of linseed and cotton cake, linseed and cotton seed meals, beans and peas consumed in the preceding year; but in making any allowance under this clause the nature of the soil to be taken into consideration.

"Where the unexhausted value of feeding stuff is allowed, the maximum price of farmyard manures made by cattle, sheep, and pigs should not exceed 3*s*. per load.

"Folding on the olland for winter corn in the last year shall be subject to a reduction of one-half where the artificial food consumed thereon has already been charged.

"In all cases of a compensation claim, under part 3 of first Schedule, foulness of the land to be taken into consideration as a reduction or set off; such foulness, however, (unless excessive, over the whole or greater portion of the holding) shall not be deemed to extend beyond the lands comprised in the root and fallow shift, and the last year's summer corn shift.

"Where fences that are usually trimmed have been properly so done in the preceding autumn; and where drains, dykes, ditches, and water-courses have been properly done out during the last year of the tenancy, no claim or set off shall be allowed."

With regard to the above, I was informed by the Norfolk Chamber of Agriculture —at the Council meeting which I attended—that they did not accept it as sanctioned by them, as certain alterations were made in it after the draft had been seen by their Committee, and assumed to be settled.

I was informed that the principal valuers of the county meet every year to decide upon the actual allowances which shall be made for compensation for particular items. At the Chamber of Agriculture Council meeting it was observed that "not more than "half-a-dozen men ever act as umpires, and they practically rule the county."

Valuers and the Act.

105. It was freely asserted by many witnesses that the valuers as a rule are "against the Act," or, as Mr. Read expresses it, they "boycott" it. "If the present valuers "exercise their powers as they now do no Act will be of use in Norfolk" was a statement made at the Chamber of Agriculture Council meeting. It was further complained that the charges for valuations are excessive, and that the administration of the Act is practically in the hands of too few men. As regards the first point it may be observed that the costs of and attending a reference under the Act are (Section 20) subject to taxation by the County Court, though whether this provides any effective check upon the charges for valuations may be questionable. As to the objection that a few valuers "rule the county" it is difficult to see how the number of competent and experienced men is to be increased. It must be presumed—as each party to a valuation has the free choice of his own valuer—that those who are so engaged are recognised as the best available, and that they have attained their position by a process of natural selection. One suggestion made was that no agent for an estate should be allowed to act as a valuer or, as it was put, that "all agents should "be struck off the list of valuers." I venture to think that this proposal is too sweeping. The Act provides that either party may act as his own valuer, and consequently it seems not unreasonable that a landlord should be represented by his agent. But it is quite another matter when agents act as umpires, and there is certainly much force in the contention that no man who is permanently employed as an agent by a landlord should be eligible to act as an umpire in any reference under the Act.

Conditions of tenancy.

106. Passing from the specific question of the Agricultural Holdings Act, it may be said generally that no evidence of any widespread dissatisfaction with the conditions on which farms are held in Norfolk was laid before me. Leases were formerly almost universal, the term varying from 8 to 12 and 20 years, the two former terms being the most common. Yearly tenancies now prevail generally, tenants as a rule refusing to take leases. Where leases are taken they are not often for a longer term than four years.

The adoption of the four-course system and the prohibition of the sale of produce are specified in nearly all agreements; but the evidence of both landlords and tenants went to show that these conditions are not, as a rule, rigidly enforced. A demand for free sale of produce and freedom of cropping was made by a few witnesses, and was especially discussed at the Lynn meeting where, however, on a vote being taken, no decided opinion was expressed. I gathered that the condition as to the course of cropping is more frequently relaxed than is that as to the sale of hay and straw.

Fixity of tenure was not mentioned, but one or two witnesses advocated the establishment of a land court. At the Lynn meeting the suggestion took the form of "independent jurisdiction to decide matters of dispute as to rent," but only three persons were in favour of it. Mr. Parsons observed that "land courts were necessary 25 years ago, but now the tenant has the whip-hand of the landlord." The latter statement expresses the view put before me by many witnesses. One witness, in another part of the county, suggested the establishment of "Boards of Arbitration," composed of representatives of landlords, tenants, and labourers, to settle disputes between landlords or tenants, or between farmers and labourers.

107. Lord Leicester was good enough to hand me a copy of the famous Holkham lease, and also a copy of the agreement—now more commonly in force on the estate—for yearly tenancies. I give the agreement in full in the Appendix. In the main it is based on the old lease, most of the clauses being copied therefrom. There are some differences, however, one of which is important and significant. The Holkham lease was chiefly remarkable for giving—for the first time in England as I understand—absolute freedom of cropping and sale to the tenant for the greater part of his term. The clause ran as follows :— The Holkham agreement, Appendix D 1.

"The tenant is to cultivate and manage the farm during the first (commonly 16) years of the term according to his own judgment, and to have full power during such time to dispose of all or any portion of the produce of the farm by sale or otherwise.

"During the last four years the tenant shall bring the arable lands into the four-course system of husbandry practised in Norfolk, so that in the last year of the term there shall be, as nearly as the sizes of the fields will admit, one-fourth in winter corn or pulse, upon olland or grass of one year's lying; one-fourth in a root-crop, of which not more than one-fourth shall be mangel-wurzel, and not more than one-tenth in white turnips; one-fourth in barley or other spring corn; and the remaining fourth in olland, or grass of one year's lying; and he is not to suffer any hemp, mustard, coleseed, or any clover, trefoil, or other artificial grass to stand or grow for a crop of seed in the last four years of the term."

In place of this clause in the lease the yearly agreement contains, as will be seen on reference, firstly a clause stating that the tenant on entry is forthwith to bring the arable lands into the four-course system of husbandry practised in Norfolk and "continue so to farm the lands." He is also "to consume on the farm all the hay, "straw, chaff, colder, green crops, turnips and mangel-wurzels (except that grown "in the last year of tenancy) and spread the manure made thereon upon the lands "where necessary, except in the last year when one-third part thereof, as near as the "same can be estimated, shall be left turned up in heaps for the use of the landlord "and be paid for by arbitration, as herein-after provided."

Provisions are also inserted as to the mowing of grass lands, and as to keeping fences and ditches, &c., in order.

No doubt the stipulations contained in the agreement are relaxed in many cases on application, but the point worth notice is, that the agreement for a yearly tenancy is more stringent than the lease for a term of years. The freedom given by the old Holkham lease is not given by the new yearly agreement.

108. I give in the Appendix, copies of two other agreements in force on estates in North-east Norfolk and South-west Norfolk respectively. These, with the Holkham agreement, give a fair representation of the conditions of tenancy generally in force throughout the county on the best-managed estates. Other agreements, Appendices D 1 & D 2.

In the agreement on Mr. Pratt's estate in South-west Norfolk it is stipulated that the arable uplands shall be farmed on the four-course system, and the fen land on the five-course system, the latter being as follows :—"Coleseed or mangel-wurzel (grown "on land after wheat) fed off with sheep; oats, wheat, clover, or other artificial grass "sown with wheat for feeding or mowing the succeeding year, or one half the shift "with beans and the other half with mangel-wurzel or turnips, then wheat again." The following provision is added :—

"These systems of husbandry may be departed from in any case in which the tenant will reap advantage, provided that no injury is done to the farm, and the leave of the landlord (in writing) is obtained."

In this agreement, it will be observed, compensation clauses are included. These are, in substance, the allowances set out in the "basis of valuation" quoted above (paragraph 103) as being agreed to by the Norfolk valuers.

109. Tenancies are, as a rule, from Michaelmas, and the ordinary custom is for the incoming tenant to pay for the hay and roots grown in the previous year at consuming price, for all manure made in the last year, and for the cost of seeds and expenses of sowing. As regards the corn crops, the following, quoted from an agreement in force on an estate in Mid-Norfolk, fairly represents the custom :— Away-going conditions.

"The last year's crop of corn to be laid in the barns or stacked on some convenient part of the farm. The incoming tenant to pay the cost of thrashing (by steam-power) any part of the crop, and corn grown in the last year that is thrashed before the 11th of October, and to thrash (by steam-power), and dress and carry out to a distance not exceeding 10 miles all the corn that shall remain unthrashed on the day of entry,

finding, free of charge, the manual and horse labour and coals required; in return for this service he is to receive all straw, chaff, and colder arising from such last crop of corn, whether the same shall be thrashed before or after the day of entry. If thrashed before the day of entry the straw and chaff to be well secured from wet by the outgoing tenant, the cost of so doing to be repaid by the incoming tenant. All corn to be thrashed, dressed, and carried out before the 1st day of June next following such day of entry. The outgoing tenant to have access to the barns and premises so long as any of such last crop remains."

Summary of evidence.

110. To sum up shortly the evidence I received on the various matters coming under the head of conditions of tenancy, I should say that there is practically no demand for very drastic alterations in the law of landlord and tenant. What is mainly wanted is better security than is afforded by the present Agricultural Holdings Act, as administered in Norfolk, for capital expended by a good tenant in improving his holding. If an outgoing tenant can be fairly reimbursed for expenditure which has improved the farm he asks no more, and he certainly thinks that he should receive no less. Let the Act provide this, and be made more easily workable, and the Norfolk farmers as a class will be fairly satisfied. As regards conditions while they are in the farm, many of them are content in these times with the power of making their own bargains; but some consider that the law should explicitly give them freedom of cultivation and liberty to sell off hay and straw, provided (and I believe this would be accepted by all as a necessary qualification) that no injury was done to the land. That the landlord must have some power of veto to prevent injury to the land by an unscrupulous or impecunious tenant is generally admitted.

XII.—Game.

Advantages of game.

111. Norfolk, being a famous game-preserving county, it might have been anticipated that the question of game would have been among those most frequently discussed. I did not find it to be so. On the contrary, it seemed to be generally believed that the game were, on the whole, a blessing to the county, as bringing into it a number of wealthy men, who, for the sake of shooting, take over a considerable amount of land which otherwise would be practically abandoned. One witness observed rather epigramatically that "the partridge had been the salvation of Norfolk farming." Without accepting the statement in a literal sense, it indicates a view expressed by many persons whom I met, viz., that a large extent of the light lands were, so to speak, being subsidised in the interests of sport by shooting tenants, who hire large estates for the sake of the sporting rights, and without any expectation of obtaining an adequate agricultural rent. Instances in which the rent of a shooting exceeded the agricultural rent were not uncommon. Probably it is true to say that a good deal of land is being kept under the plough as much in the interest of the partridge as in that of the landlord or tenant.

Shooting tenants.

112. But although the shooting tenant has admittedly been a boon to Norfolk by bringing in these times a certain amount of money on to the land, he is not invariably welcome to the farmer, though I am bound to add that cases of actual friction seemed to be rare. Over a very large part of the land the tenants themselves have the sporting rights. On Lord Leicester's estate, for example, all the tenants have the shooting over their farms let to them at 6*d.* per acre with the exception of that near the Hall. One or two witnesses who were not in this position urged that every tenant should have the first offer of the shooting whenever it is let.

The Ground Game Act.

113. The general testimony was to the effect that the Ground Game Act works well, and enables a tenant to protect himself sufficiently against hares and rabbits. At the Chamber of Agriculture Council meeting this was the view expressed. One of those present said he had suffered loss on parts of his farm adjoining covers, but that the shooting tenant had now wire-netted and he had no more trouble. The "abolition of the present game system" was urged by a speaker at the Lynn meeting and by one or two witnesses privately. This meant practically that tenants should have the same rights in respect of winged game as they now have in respect of hares and rabbits. I did not find that this proposal had much support. The commercial value of shooting rights is thoroughly well present to the minds of every owner and occupier of land in Norfolk, and to hand them wholly or partially over to the tenant, is recognised as being a simple transfer of property.

XIII.—Tithe Rent-charge.

114. The Chamber of Agriculture in their report made the following reference to Tithe Rent-charge. The Chamber of Agriculture report.

"Tithe at its par value, say 6*s.* an acre, represented 20 per cent. on a rent of 30*s.*, at its present value, 4*s.* 6*d.*, it represents 30 per cent. on a rent of 15*s.* or 50 per cent. on a rent of 7*s.* 6*d.* per acre. It is no longer fairly representative of the average value of corn. Latterly, a large percentage of inferior corn, in consequence of the fall in price, has become unsaleable, and has had to be consumed on the farm. This corn does not pass through the weekly returns, which have in consequence shown values far above the nett returns to the farmer; moreover, the averages are unfairly increased by some of the best corn being returned two or three times, with the carriage and profit of the merchant added to the original price paid to the grower. In consequence of its very inferior quality, half of this year's barley crop is not saleable for malting purposes, and must be consumed on the farm, and only the finest samples have been sold. This accounts for the averages showing a less serious fall in barley than in wheat and oats, which cereals where well harvested are of fair average quality.

"Tithes should no longer be calculated on the basis of value of a crop which it does not pay to produce, and where lands have to be turned over to grass, or abandoned, there should be some means by which the landowner and tithe-owner should be enabled to come to a permanent legal agreement as to the sum to be paid in lieu of tithe."

The recommendation made was—

"That the Tithe Commutation Act be so amended that where lands can no longer be cultivated with corn to a profit, they shall no longer be tithed on a corn basis."

115. The estimate of the Chamber is, it will be observed, that the amount per acre of the tithe in Norfolk averages 6*s.* at par value, or 4*s.* 6*d.* at present value. This appears to be rather above the mark, the total amount of tithe collected in Norfolk being 280,583*l.*, which works out at 5*s.* 2¼*d.* per acre under crop, or about 3*s.* 9*d.* per acre at present value. There are only four other counties in England in which the tithe per acre (commuted value) shows a higher average than in Norfolk. These are Essex, 6*s.*, Kent, 6*s.* 9½*d.*, Nottingham, 5*s.* 9*d.*, and Suffolk, 5*s.* 3½*d.* The inequality of the incidence of tithe rent-charge is shown if we contrast Norfolk with half-a-dozen counties where the amount per acre is lowest, thus:— Amount of tithe in Norfolk.

	s.	*d.*	
Norfolk	5	2¼	per acre.
Cumberland	0	9¾	,,
Huntingdon	1	4½	,,
Leicester	1	3½	,,
Northampton	1	1½	,,
Westmoreland	0	6¼	,,
Yorks, East Riding	1	3½	,,

The anomaly that in the present day tithe falls most heavily on the counties where depression is greatest, and most lightly on those where land has fallen least in value, is evident. Many cases of land tithed at 6*s.* and 7*s.* and even higher were brought under my notice, and often this occurs on land which in these days has gone, or is fast going, out of cultivation.

In Bacon's report on Norfolk two lists of commutations are given, each containing the valuation agreed on for arable and pasture land respectively in forty parishes. In one parish the amount on the arable land was 10*s.* 6*d.* and in another 10*s.*, the average for the whole being in one case 6*s.* 0¼*d.* on arable land, and 2*s.* 4½*d.* on pasture; and in the other 6*s.* 6*d.* on arable, and 2*s.* 5¼*d.* on pasture. Bacon, in dealing with the question refers to the great rise in the tithe and observes—

"The new Act just passed* has placed the rent-charge upon the average as high as the tithes were at the best of times. According to Mr. Kent's report in 1796 the average appears to have been about 2*s.* 11¼*d.* per acre; to Mr. Young's in 1804 the average of 37 minutes he took was 4*s.* 9*d.* per acre. In the year 1843, the average of 42 minutes from all districts of the county makes the tithe 6*s.* 8*d.* per acre.

116. There were one or two grievances, to which I will refer directly, connected with the methods of arriving at the tithe averages. But as regards tithe rent-charge as such it was only in one or two instances suggested that it should be dealt with in any sweeping way. One speaker at East Dereham maintained that "tithe should be The diversion of tithe.

* The Tithe Commutation Act of 1836.

"removed from land or devoted to its original purpose, the maintenance of the aged "and infirm in the shape of old age pensions." At the King's Lynn a speaker suggested that tithes "should be diverted to a more public object." These views, however, obtained very little support, the prevailing opinion being, so far as I could judge, that, as expressed by more than one speaker and witness, "the diversion of the tithe would be robbery." Indeed, the predominant wish was not for a diversion of the tithe but for a reduction of its amount and a re-adjustment of its incidence. It was of course, admitted that the tithe-owners had shared in the depression with the tithe payers, but the contention was that the share in the loss had not been evenly borne in proportion to the reduced productiveness of different kinds of land.

On the other hand the position of the tithe owner was generally expressed in the view that "a bargain is a bargain." Canon Brereton put the case as follows at the meeting of the Chamber of Agriculture where the report of the Chamber was considered.

"Sixty years ago the question of tithe was settled by the Tithe Commutation Act, and to raise it again in the form proposed (viz., in the report, see par. 114), would be a revolutionary measure. It was the first and fixed charge on the land to be paid to the clergy for certain duties."

Readjustment of tithe.

117. It was argued, no doubt with truth, that, strictly speaking, the tithe was not intended under the commutation to fall on corn. When the commutation was fixed, a sum was agreed upon which was assumed fairly to represent the amount due from each parish as equivalent to the tenth part of the whole titheable produce. The market price of the three corn crops was merely taken as a fair basis on which to reckon year by year the proportion due to the tithe-owners in terms of money. But whatever may have been the intention at the commutation, it cannot be denied that, what was then an equal basis of calculation has now become an unequal one, and that tithe does not now fall, as at that time, broadly speaking, it did, on different land in proportion to its productiveness. If tithes were now paid in kind the respective value issuing from different parishes would be very different to that which now falls upon them on a money basis. Hence arises the suggestion made by the Chamber of Agriculture that land which ceases to produce corn profitably should not be tithed on a corn basis. It is, perhaps, fair to say that the suggestion would have been more complete if it had gone on to indicate an alternative. As it stands it, no doubt, opens the question, admittedly a difficult and complicated one, of the readjustment of the incidence of tithe rent-charge on different classes of land. As, however, no proposal in a concrete form of an alternative method was laid before me it does not lie within my province to attempt to carry the matter further.

A landlord's question.

118. The payment of tithe is now recognised by farmers, as being mainly a landlords' question, affecting them, if at all, only indirectly. Farms are now frequently let tithe free, but in many cases the tithe is still separate from the rent, the only difference being that it is paid to the landlord and not to the tithe-owner. The tenant consequently feels an interest in the rise or fall of the tithe averages.

The collection of corn averages.

119. Three points were brought forward by various witnesses, and at more than one meeting, bearing on the method by which the corn averages are now fixed. These were—

(1.) The fixing of the average on best corn only.
(2.) The fictitious raising of the average by the inclusion of re-sales.
(3.) The fixing of the average on the prices of the whole country, and not on those of the locality.

As regards the first point, it was urged that the true average price of a corn crop ought to include not only that which is sold at market, but also that which is fed at home. There is an increasing tendency to consume corn on the farm. According to the returns collected by the Chamber of Agriculture, 42 per cent. of the whole corn crop of 1894 was not sold, but consumed on the farms. The figures for each crop, based on 88 returns, were as follows:—

—	Sold.	Used.	Market Price of Corn sold.	Estimated Value of Corn consumed.
	Qrs.	Qrs.	Per qr. s. d.	Per qr. s. d.
Wheat	5,172	3,232	20 5	20 4
Barley	18,726	11,712	20 11	12 2
Oats	2,023	4,358	14 1	13 3
	25,921	18,762	—	—

It will be seen that while in the case of wheat there was no practical difference in the value of that which was used and that which was sold, there was, in the case of barley, a very great difference, and in the case of oats an appreciable one. The mean price of the whole corn sold, according to the above figures, would be 18*s.* 6*d.*, while that of the corn not sold would be 15*s.* 3*d.*

The fictitious raising of the price in consequence of the same corn being returned each time it is sold on the market is another matter of complaint. It is obvious that if a sample, after being sold by the grower, is again sold by the purchaser, it will be returned at an enhanced price, and will so tend to raise the average of the market. It is contended that the tithe average ought to be calculated upon the price actually obtained by the grower, and should take no account of any transactions between dealers or millers.

At three of the meetings which I held—viz., at North Walsham, Loddon, and Lynn—the suggestion was made that growers of corn should make returns of all the corn grown, and that upon these returns the tithe averages should be based. It is not very evident how the price would be arrived at by this method, but the principle embodied in the proposal is clear enough.

Another suggestion which was brought forward prominently at the King's Lynn meeting was that the average for the tithe should be based on the price of corn in the local markets, and not on the average of the country generally. The idea seemed to be that the tithe average should vary according to districts, and that the price of the corn sold in each district should fix the average therein. This suggestion was, no doubt, based on the impression that the local price of corn was lower than the average for the country generally. I am not sure that this is the case. The following figures for the year 1893 tend to contradict it. They give the average prices for (1) England and Wales, (2) the eleven returning markets in Norfolk, and (3) Norwich Market:—

——	Wheat.		Barley.		Oats.	
	s.	*d.*	*s.*	*d.*	*s.*	*d.*
(1) England and Wales -	26	4	25	7	18	9
(2) Norfolk - -	25	5	27	8	19	3
(3) Norwich - -	25	10	27	6	18	8

If we add the figures in each case together and strike a mean, we shall find that while it stands at 23*s.* 7*d.* for England, it is 24*s.* 1*d.* for Norfolk, and 24*s.* for Norwich. It would appear, therefore, that if the tithe averages were taken on the returns from local markets, the tithe-payers in Norfolk would have to pay more rather than less.

XIV.—Malting Barley and the Beer Duty.

120. About one-tenth of the total barley crop of Great Britain is grown in Norfolk.* The county produces more than double as much barley as the whole of Wales, and nearly as much as the whole of Scotland. A large proportion is barley of high malting quality, and the figures given in the last paragraph indicate that it commands a price considerably above the average. Under these circumstances, it will be recognised that anything which affects the price of barley is a matter of greater moment to Norfolk than even the price of wheat. Importance of barley crop in Norfolk.

121. In his final report to the Duke of Richmond's Commission (dated December 1881), Mr. Druce observed that since his previous report (in June 1880) the tax upon malt had been changed into a tax upon beer, and that the alteration had been made "in accordance with the wishes of Norfolk farmers." Many of those whom I met lamented the repeal of the malt tax, and expressed a desire for its re-imposition. A proposal to this effect was made at the meeting of the Chamber of Agriculture. Mr. Read, in opposing it, said:— The repeal of the malt duty.

"The transfer of the duty from malt to beer has not injured the agricultural interest, and has, indeed, probably been productive of a certain amount of good. But the brewers have been allowed to use other articles, which it was never expected they

* In 1894 the total yield of the barley crop in Great Britain was 72,295,066 bushels, and to this Norfolk contributed 7,514,293 bushels, being a larger quantity than any other individual county.

would use, in lieu of malt. When farmers asked to have the duty placed on beer, they expected that the same restrictions would still be enforced so as to ensure beer being made from pure malt and hops."

A pure beer Bill.

122 The report of the Chamber of Agriculture recommended that a "pure beer Bill" should be passed charging an extra duty upon all beer made from other substances than barley-malt and hops. This proposal was endorsed by the meetings at East Dereham, North Walsham, and King's Lynn, and by a large number of individual witnesses.

There was a very prevalent belief that the use of substitutes for barley-malt and hops has largely increased, and is increasing. This practice is not only believed to be a contributory cause to the fall in the price of malting-barley, but it is also considered by farmers to be unfair, inasmuch as consumers are not apprised of the nature of the decoction sold to them as beer. It is urged that beer made from barley-malt and hops should be differentiated from that made from other substances, and that one difference should be the imposition of heavier taxation on the latter class of beverage.

Returns of brewing in Norfolk.

123. As bearing on this subject, I have extracted from the returns relating to brewers' licences, presented annually to Parliament, the following statement showing for the Norwich Excise collection the number of brewers and the quantities of malt and corn and sugar respectively, used in brewing in each of the years from 1877–78 to 1893–94. The year is from October 1 to September 30 in each case:—

Year.	Brewers, for Sale.	Brewers, not for Sale.	Malt and Corn used.	Sugar used, including the Equivalents of Syrups.		
	No.	No.	Bushels.	Cwt.	qrs.	lbs.
1877–78	41	*	†1,094,941	*		
1878–79	43	*	†1,036,029	*		
1879–80	36	*	†1,102,299	*		
1880–81	39	11,539	927,198	16,307	3	14
1881–82	39	10,347	920,307	16,594	2	19
1882–83	32	9,297	888,837	11,850	0	0
1883–84	30	9,867	894,241	11,262	2	3
1884–85	26	10,274	873,118	11,866	1	20
1885–86	25	6,035	855,812	10,795	1	27
1886–87	34	1,517	920,405	13,400	1	20
1887–88	33	1,400	946,277	14,048	3	0
1888–89	34	1,305	916,528	19,043	2	12
1889–90	35	1,239	865,557	18,776	1	20
1890–91	62	1,248	933,729	22,379	2	14
1891–92	60	1,130	915,969	24,363	0	27
1892–93	53	1,041	881,301	28,067	2	18
1893–94	50	914	857,549	27,713	1	21

* Particulars not given. † Malt only.

These figures show, firstly, a remarkable falling off in the number of persons brewing for their own use. Some complaint was made to me of the taxation imposed on farmers brewing for themselves and their men—a point to which I have referred in my report on North Devon.

Another notable fact shown by this table is the great increase within the past six years in the quantity of sugar used in brewing.

It is unfortunate that the column showing the amount of malt and corn used is valueless so far as information as to the use of barley is concerned. There is reason to believe that in the later years very much more rice and maize, for instance, are included under this heading than was formerly the case; but the return itself affords no indication of the fact. I would venture respectfully to submit that the attention of the Excise authorities might be called to the desirability of dividing the returns under the heading of "Malt and Corn," so as to distinguish between barley-malt and that made from other corn. Unless the practical difficulties are insuperable—a point on which I am unable to express an opinion—this information may, I think, fairly be asked for.

Foreign barley.

124. Many witnesses suggested the advisability of imposing a tax on foreign barley. At the North Walsham meeting the proposal took the concrete form of "from 5*s.* to 10*s.* per quarter." Pressed as to whether they would tax foreign barley used for feeding purposes, the majority were in favour of discriminating in some way, so that the tax should fall only on barley used for malting. I received some evidence which

tended to show that the use of foreign barley for malting is increasing, and that a much larger proportion is so used than was formerly the case. On this point, however, any definite evidence is practically unattainable. The following figures of the annual importation of barley from 1884 to 1894 show that the quantity is a fluctuating one, but the enormous increase in the last-named year is remarkable:—

Year.	Cwts.	Year.	Cwts.
1884	12,953,015	1890	16,677,988
1885	15,366,160	1891	17,465,698
1886	13,713,637	1892	14,277,342
1887	14,239,566	1893	22,844,562
1888	21,305,350	1894	31,244,384
1889	17,400,910		

In favour of a duty on barley it was argued that it would not be a tax on food, and that if a proportionate reduction were made in the beer duty, it might be imposed without any actual increase of taxation.

Generally, the large number of suggestions on this subject which were made would resolve themselves into a proposal to tax "substitutes" used in brewing, to put a duty on foreign barley used for malting, and to reduce the duty of "pure" beer by an equivalent amount. The idea was not worked out in detail, nor was the difficulty as to the identification of malting barley at the ports cleared up, but I give the proposal as it was made by many witnesses. It was, of course, recognised that to put a duty on foreign barley alone would tend to encourage the use of "substitutes," while to put a duty on "substitutes" alone would encourage foreign barley; so that the popular idea was to do both.

The weight of barley.

125. A subject which was very frequently referred to was the recent action of barley buyers in insisting that all barley should weigh 16 stone to the coomb, or 56 lbs. to the bushel. It has long been the custom in Norfolk to sell wheat and oats by weight: the former at 63 lbs. to the bushel, and the latter at 42 lbs. to the bushel. Mr. Read stated that the average natural weight would be in each case—wheat, 61½ lbs., oats, 39 lbs. In selling barley the element of weight had not been introduced until 1894, when the buyers, in concert, insisted upon farmers making up every coomb to 16 stone.

Much indignation was expressed by farmers at what certainly appeared a piece of rather sharp practice on the part of the buyers of barley. In 1893 barleys were heavy and weighed commonly, I was informed, 17 stone to the coomb. Then the buyers bought by measure. In 1894 barleys were light, and they insisted on having 16 stone to the coomb delivered. This, I was told, ordinarily meant the addition of a half bushel to every coomb. In other words, the buyer obtained nine bushels to the quarter.

The Chamber of Agriculture stated as the result of their inquiry—

"The bulk of the barley is reported as weighing no more than 14½ stone, another 1½ stone or 10 per cent. extra having to be added to make up the required 16 stones; in one case it took 245 sacks of 4 bushels to make up 216 sacks, 16 stones, a loss of 13 per cent.; in another 109 sacks of 4 bushels to make up 100 sacks, 16 stones, a loss of 9 per cent."

There are, of course, strong arguments in favour of selling all corn by weight, while on the other hand it is easy to defend the old system of selling corn by measure. But a kind of bastard system of selling by weight and measure combined seems to be absolutely indefensible. Mr. Read observed that it was "ridiculous," and that you "might as well sell a bullock by weight and say it is to measure so much." It appears to me to be something more than ridiculous, for it is a system imposed by the buyer on the vendor to the distinct prejudice of the latter, who is bound to deliver either by measure or by weight, whichever is the greater. Thus, if a coomb of barley is sold to weigh 16 stone, it means that if it should weigh 17 stone a full coomb by measure must still be delivered, while if it weigh 15 stone, 14 lbs. weight of barley is to be added to the measured coomb. It is a system admirably devised to enable a sharp buyer to get the better of a farmer in a bargain, and beyond this it is difficult to discover any reason for its existence.

XV. The Importation of Canadian Store Cattle.

Interest in subject.

126. A question to which considerable prominence was given during my inquiry was that of the exclusion from this country of store cattle coming from Canada. If not exactly a subject of purely local interest, it is at any rate one in which Norfolk is particularly concerned. A large number of store cattle are bought every year by Norfolk farmers, and a considerable proportion of these come from a distance, comparatively few being reared in the county. When store cattle from Canada were allowed to be freely introduced into the country some of them found a regular market on Norwich Hill. Consequently, when on November 21, 1892, the Board of Agriculture, in consequence of pleuro-pneumonia being found among Canadian cattle, prohibited them from being landed except subject to slaughter at the port of debarkation, the cessation of the supply naturally affected the farmers of Norfolk.

The question was discussed at three of the public meetings, and it also formed a topic of animated conversation at several informal gatherings of farmers at which I was present.

Evidence at meetings.

127. At the North Walsham meeting this question was introduced by Mr. R. Wortley, who expressed the opinion that Canadian stores were of benefit to the country, and that they ought to be allowed to come in without being subject to slaughter at the ports. Mr. Bugden stated that they were paying 2*l.* per head more for their stores than they would have to pay if Canadian cattle were admitted. He also thought that they might be admitted under special regulations to Norfolk and Scotland, "the two "parts of the country where they are wanted." I pressed the meeting on these points. Lord Wodehouse suggested that the stores might be admitted into "all grazing counties"; but those present did not appear to be greatly interested except as regards their own county, and eventually the meeting decided in favour of a suggestion that Canadian cattle should be allowed to come into Norfolk.

As to the statement that stores were dearer in consequence of the absence of Canadians, a farmer stated that he paid 2*l.* per head more for small bullocks, and 30*s.* per head more for big cattle than he did two years previously, when Canadians were admitted.

At the Loddon meeting the following resolution was adopted—

"That in the opinion of this meeting the importation of store cattle from Canada and other countries is of great importance to Norfolk graziers, and it earnestly desires the Board of Agriculture to consider the feasibility of admitting them from some districts; and if necessary to subject them to quarantine before shipment."

At the King's Lynn meeting an entirely opposite view prevailed, and the following resolution was passed unanimously—

"That this meeting does not endorse the opinion that Canadian stores should be introduced into this country."

Mr. Anthony Hamond, in moving this resolution, observed, that "East and West "Norfolk are as different as chalk and cheese. One idea suggested for the benefit of "East Norfolk was that Canadian cattle should be imported. The western side of the "county is a breeding district. In the east the people buy a few steers and if they "are diseased they can easily kill them and get compensation; but if we got disease "imported into West Norfolk it would be a very serious matter indeed."

Returns at Norwich cattle market.

128. As bearing on this subject I had a return made of the number of cattle, sheep, pigs, and horses exposed for sale on Norwich Hill in each week from January 1, 1885, to December 1, 1894. I give in the Appendix the full return for the past five years, 1890–94. The figures for each year are as follow:—

Year.	Cattle.	Sheep.	Pigs.	Horses.
1885 - -	80,209	236,370	6,276	3,025
1886 - -	98,666	266,564	9,209	2,710
1887 - -	98,401	266,155	6,885	3,204
1888 - -	101,331	251,949	6,850	2,622
1889 - -	96,698	244,316	4,885	2,416
1890 - -	102,009	249,543	4,100	2,411
1891 - -	113,201	231,999	24,074	4,268
1892 - -	119,453	260,440	21,738	4,382
1893 - -	103,907	252,300	24,351	4,351
1894 (49 weeks) -	89,821	221,763	15,088	4,201
Yearly average 1885–93 -	101,541	251,070	12,041	3,265

It will be observed that, while these figures show that there was an exceptionally large supply in the years 1891 and 1892, they do not, on the whole, support the contention that the presence of Canadian stores exercised a controlling influence on the supply. In 1889 and 1890 it will be seen that the supply of cattle was less than in 1893. It is to be noted that in 1891 and 1892 the number of cattle in the United Kingdom was, according to the Agricultural Returns, larger than in any other year of the decade. It would therefore seem that the increased home supply in those years might be a sufficient explanation of the augmented number at Norwich market.

Effect on prices.

129. It is very difficult to obtain any precise and reliable data as to prices of stock from year to year. A large farmer in Mid-Norfolk was good enough to give me the figures from his books showing, for eight years, the number of bullocks bought in for grazing, and the amount paid for them. These give a fair comparison as between one year and another, the buyer being the same in each case, and the conditions of buying practically identical:—

Year.	Number of Bullocks bought.	Total Amount paid.	Amount per Head.		
		£	£	s.	d.
1886	202	2,582	12	15	0
1887	270	3,798	14	2	0
1888	180	3,096	17	4	0
1889	150	2,590	17	5	0
1890	180	2,667	14	16	0
1891	220	3,696	16	16	0
1892	220	2,557	11	12	0
1893	236	3,427	14	10	0

The average amount per head shown in this statement would not probably be applicable generally, because the farmer whose transactions are here represented has not only a high reputation as a judge of stock, but, having command of capital, he is probably able to "buy better" than many of his neighbours. To quote his own words, he is "always watching the times to buy in stock and turn over his capital." But, as I have intimated, this does affect the comparison as between one year and another, and it appears to me that the figures practically dispose of the idea that the price of stores in Norfolk is governed by the presence or absence of Canadian cattle. They were excluded in November 1892, yet in the previous year (1891), when they were present, the price of stores was 16*l.* 16*s.*, while in the following year (1893), when they were absent, the price was 14*l.* 10*s.* I should add that the result of inquiries of several large farmers and graziers showed that the average price of stores at Norwich in 1894 was about 12*l.* 10*s.* More than one said he had "never bought them so cheaply."

Summary of evidence.

130. I gathered as the result of a large amount of evidence laid before me on this point that the number of farmers who really wished to buy Canadian stores themselves was very small. Many of those who most vehemently advocated their introduction admitted that they would not buy them for their own use. One large farmer and grazier of wide experience, who strenuously urged that they should be admitted free, stated, when pressed, that he "once bought 10 Canadians, and would never have any more." In two or three instances farmers said they had bought them and "done well with them," but the majority, including many of the best-known and most successful graziers, admitted that they would not buy them. The real reason, therefore, for the demand that Canadian stores should be admitted to Norfolk lay in the belief that they would tend to lower the price of other stores. The farmers did not want them so much for themselves, but because they believed that if they were present they could buy other cattle cheaper.

I cannot but think that this view is a short-sighted one, for, in the long run, a depression of prices so caused must tend to check the home supply, and those who did not want the Canadians would be forced to have them because others were not sent to the market. This view was, in substance, expressed by one or two witnesses. They urged that it would be a benefit if farmers would give more attention to rearing their own stores. There is, indeed, a tendency in this direction, and it was mentioned to me as a factor which contributed to the low price of stores in 1894, that more bullocks were reared, and that therefore fewer were bought in, and so the demand at Norwich Market was lessened. It certainly tends to support this opinion that the price was

lower than for many years past, while the number exposed was (as shown by the figures in par. 128) less than for several previous years. Although the returns for 1894 are incomplete, it is evident that the number of cattle would be less than in any year since 1889.

XVI.—Other Subjects of Complaint and Suggestions.

Other subjects of equal importance.

131. I have singled out in the preceding paragraphs half-a-dozen subjects which seem to demand prominence, not necessarily because they are more important than some others brought before me, but because they appear to present features which individualise them, so to speak, in connexion with the county of Norfolk. A variety of other questions were brought forward, many of them of vital importance to the future of agriculture; but they have, for the most part, been so fully dealt with in other reports presented to the Commission that it is not necessary to deal with them at the length which would otherwise be inevitable.

Bimetallism.

132. I take first in order the three subjects not already referred to which appear in the recommendations made by the Norfolk Chamber of Agriculture. The first of these was as follows:—

"That as there is a widespread feeling that the question of the appreciation of gold, and of the consequent fluctuation of currency values is of grave importance to British agriculture, and that recent financial developments have materially altered the situation since the sitting of the Royal Commission on Gold and Silver, the Government be urged to take the earliest possible opportunity of reconsidering the whole question."

This was agreed to at the general meeting of the Chamber, with about half-a-dozen dissentients.

At the North Walsham meeting the subject was discussed on the suggestion of Mr. Cubitt that "the prices of many articles are unfairly depressed by the competition "of countries that have a silver currency, owing to the fall in the value of silver."

Some discussion took place, and it was agreed by a large majority that an international conference should be promoted with the view of obtaining an equal monetary system throughout the world.

Though the question was not very fully discussed by individual witnesses, I gathered the impression that the large majority fully agreed with the views above expressed. One farmer whom I visited in North-east Norfolk stated very emphatically that "bimetallism will save farmers." As a rule, however, their opinions on the subject were expressed more tentatively, though, as I have said, generally with a strong belief that the subject ought to be taken up and dealt with by the Government.

Burdens on land.

133. The second recommendation made by the Chamber of Agriculture was:—

"That the question of the incidence of rates and taxes should be immediately reconsidered, to meet the altered position of agriculture."

In the report to which this recommendation was attached it was observed:—

"All burdens on land were imposed during the times of protection, and are now practically as they were, with the addition of the charges for education. If owners and tenants are to meet the competition of the whole world it must be on fair terms, their entire capital must not be wrung from them in the shape of rates, taxes, and tithes, which are now being paid in many instances, not out of profits derived from the land, but out of capital hardly earned from other sources."

There is no doubt as to the universality and emphasis with which the necessity for an alteration in regard to local taxation, in particular, is believed in by Norfolk agriculturists.

Unfair incidence of rates.

134. The general complaint was that local taxation falls unfairly on real property generally, and on land in particular.

At the Chamber of Agriculture meeting Mr. Hollway Calthrop said that their report showed the injustice of the incidence of taxation, and left the Government to devise means for remedying it. He added:—

"I contend that under Schedule D. it is as possible to assess personalty for local as for Imperial purposes, granted that realty and personalty should stand on an equal footing with regard to imperial and local taxation, and there is in the Income Tax schedules the means of carrying it out."

Canon Brereton objected that "the question of assessing personal property in local areas is a serious one."

Mr. Read observed that the suggestion "did not mean that the parish should be the "unit from which the contribution from assessed personalty should come. It could "be paid into the Exchequer, and be doled out in the same way as the present "subventions from local taxation, so that every parish would receive its share."

As a rule the view taken was that the devising of a scheme was a question for statesmen and Parliament, and that any method by which land would be relieved of its undue share and personal property would be made to contribute its proportion would be welcome.

A farmer of 210 acres who prided himself on being a "working farmer," and had started life in a humble way, drew a contrast between a tradesman who started, he said, in business in a neighbouring town at the same time that he took his first farm of 100 acres. He pointed out that the tradesman was assessed at 50*l.* per annum for local rates, while he was assessed at that time at 185*l.* on his 100 acres.

One farmer observed:—

"Foreign countries foster the land; we fleece it."

The Lynn meeting resolved:—

"That the poor and the roads should be maintained out of the Imperial Exchequer."

It is unnecessary to quote further instances or to labour a point which is so well understood.

134A. Many witnesses complained of the manner in which the Union Assessment Committees carried out their duties, the most common criticism being that they declined to take the actual rent as a basis but adopted a valuation of their own. Of the 24 unions of Norfolk a considerable number, if not an actual majority, do not profess to take rent as a basis, but go on a valuation made some years ago, and make all round deductions as they deem it necessary. Thus, in the Loddon Union I was informed that the last general valuation was made in 1863, and that since then deductions at different periods, amounting in all to 40 per cent., had been made. Six months previously, the Assessment Committee had reduced the rateable value of all arable land by 5*s.* per acre. The basis of assessment.

Recently the County Council had devoted much trouble to an attempt to adopt a uniform basis for the County Rate. The following was handed to me as a statement of the method by which this should be calculated:—

"To obtain the Union basis—

"Take total of Schedule A. (as supplied by the Income Tax office), deduct from this the Poor Law gross value of railways as per last return (railway property being a very variable quantity), and deduct from this 12½ per cent. (being the equivalent to the difference between the gross Poor Law and rateable); result is the Union basis, excluding all railway property.

"The assessment of County Rate in each parish of a Union shall bear the same rate to the County Rate Union basis (as obtained above) as the parish Poor Law rateable value (less railways) bears to the total Union Poor Law rateable value (less railways).

"Work out assessment for each parish as above, total of which should equal the total Union assessment as obtained above, and add to each assessment thus obtained the *new* rateable value of railway property (as lately re-valued and agreed between Union and railway company), and the result is value for County Rate."

With the object of endeavouring to secure uniformity in rating different kinds of property the County Rate Basis Committee of the County Council in August 1893 sent out a circular to the Union Assessment Committees recommending the following deductions from the gross estimated rental for adoption by the Assessment Committees:—

	Per cent.
1. Land without buildings, including woods and plantations -	2½
2. Land with buildings, not exceeding 50*l.* gross estimated rental	15
Not exceeding 100*l.* - - - - -	12½
,, 200*l.* - - - - -	10
Exceeding 200*l.* - - - - -	7½
3. Drainage of fen land, per acre - - - - -	2*s.* 6*d.* to 5*s.*
4. Cottages not exceeding annual rent of 6*l.* - - -	30

	Per cent.
5. Houses and premises, with or without shops, annual rent 6*l.* to 15*l.*	20
15*l.* to 40*l.*	15
Above 40*l.*	12½
6. Mills, not exceeding	50
7. Tithes, only deductions allowed—insurance and repair of chancel	
8. Market gardens, including glass-houses	30
9. Lime kilns, brick yards, and gravel pits included in (1) or (2), according to whether there are buildings on the land or not.	

The Committee also urged with regard to the assessment of railway property that it could not be considered satisfactory, unless it had been made by a professional railway valuer, and also unless a re-valuation was made at fairly short intervals. They pointed out that one result of the Local Government Act, 1888, is, that in each financial year, a large sum derived from Imperial Taxation is divided between the county of Norfolk and the boroughs of Norwich and Yarmouth, in proportion to their respective Poors Rateable Values, and, consequently, it is now to the interest of every ratepayer in the county that all property in his own Union, as well as in other Unions, should be assessed to the Poors Rate at its full value.

Rent as a basis.

135. The common opinion of most farmers whom I met is that there is generally no fairer basis for arriving at the "gross estimated rental" of a farm than to take the actual rent paid for it. It is, of course, admitted that there may be exceptional cases in which this would not apply; but the principle meets, as a rule with acquiescence.

On the other hand, however, there are some who take a contrary view. They hold that actual rents are, from various circumstances, unequal, and do not always represent the relative letting value of different farms. One farmer put it, for instance, that "it is unfair to those who keep up the fertility of their farms to have to pay "heavier rates for the neglect of others," and he urged that even land out of cultivation ought not to be allowed to escape rating. I do not think that these views are very widely held.

Everyone agreed, however, that a more uniform system of assessment is desirable, one witness observing that a present there is "chaos" and that the new Boards of Guardians ought to be provided with a better system.

The third recommendation of the Chamber of Agriculture was that the laws relating to assesements should be so amended as to secure for land uniformity of assessment for all purposes, and the prevention of assessments being made, except in strict conformity with the law.

School Board rates.

136. The education rate was an especial grievance among those who lived in School Board districts, many farmers strongly objecting to payment towards an object which in their view, tended to diminish the supply of labour. Their view, commonly, is that they are rated to educate boys for the towns, inasmuch as the lads do not, as a rule, stay on the land after leaving school.

On the Holkham estate the practice is, and has always been, for half the School Board rate to be paid by the landlord.

Drainage rates.

137. On the fen land there is usually a drainage rate of 2*s.* 6*d.* or 3*s.* per acre and sometimes more. This is commonly, though not invariably, paid by the landlord.

In one Union I was informed that the same deduction for rateable value was made on the fens as on the uplands, the drainage rate being ignored. This is an evident inequality, and it may be observed that in the recommendations of the County Council (paragraph 134), the allowance of the drainage rate is expressly included.

Land tax.

138. The pressure of the Land Tax was frequently complained of. The Chamber of Agriculture said in reference to it:—

"Land Tax, which was once a tax on all property, and which is properly assessed on annual value, is now practically fixed; in many parishes it is as much as 1*s.* 6*d.* an acre, or 5 per cent. on a rent of 30*s.*, it has now become a tax of 10 per cent. on 15*s.* an acre, or 20 per cent. on 7*s.* 6*d.* rent per acre. In Norfolk the quota of Land Tax imposed by Geo. III. 1798 is 84,307*l.*, being 15½*d.* per acre. In Lancashire the quota is 20,990*l.* or 3¾*d.* per acre. In Norfolk it is a rate of 9·07*d.*, in Lancashire a rate of 0·27*d.* on the rateable value."

The following figures may be added, showing the quota in several counties, and the amount per acre which it represents. The latter is somewhat below the actual figure

inasmuch as the figures of total area include "land and water," and should be somewhat reduced to represent the actual extent on which Land Tax falls:

County.	Quota of Land Tax imposed by 38 George III., 1798.	Total Area of Land and Water.	Average per Acre.
	£	Acres.	s. d.
Cumberland	3,714	970,161	0 0¾
Durham	10,598	647,281	0 3½
Lancaster	20,990	1,202,726	0 3¾
Northumberland	14,549	1,289,756	0 2½
Westmoreland	3,045	500,906	0 1½
York	91,494	3,888,351	0 5¼
Bedford	28,555	298,494	1 10¾
Bucks	47,143	475,694	1 10¾
Hertford	42,283	406,932	2 0¾
Norfolk	84,307	1,315,092	1 3½
Northampton	47,670	639,541	1 5¾
Oxon	38,722	485,322	1 7
Suffolk	73,506	947,724	1 6½
Wilts	49,722	880,248	1 1½

The first eight counties are instances of those in which the Land Tax falls most lightly, and the last nine of those in which it falls most heavily. It will be seen that the former are in the main pastoral and the latter arable. The inequality of the tax arises largely from the fact that it was imposed at a time when corn-growing land was the most valuable, and consequently its incidence becomes unfair under present conditions.

Mr. E. R. Pratt drew my attention to the following statement which he had prepared showing the present incidence of the Land Tax in the Hundred of Clackclose:

Parish.	Quota of Land Tax imposed on each Parish by 38 George III., 1798.	Amount of Land Tax redeemed from 1798 to 1891.	Rateable Value, as assessed to Poor Rate, 1890.	Amount of Quota of 1798 per £ of present rateable Value.
	£ s. d.	£ s. d.	£	d.
Barton Bendish	149 8 0	10 12 0	3,341	10·7
Bexwell	63 10 0	4 8 0	1,477	9·5
Boughton	74 8 0	13 8 0	1,580	11·2
Crimplesham	89 12 0	34 0 0	2,206	9·7
Denver	148 12 0	72 4 0	4,774	7·4
Dereham, West	207 4 0	113 13 4	3,601	13·7
Downham Market	120 17 3	17 15 7½	10,982	2·6
Fincham	179 6 0	38 2 0	4,147	10·8
Fordham	127 18 0	9 19 7	2,427	12·5
Hilgay	223 16 0	60 18 8	9,002	5·9
Marham	132 12 0	14 8 0	3,198	9·9
Roxham	35 8 0	3 11 0	584	14·3
Runcton Holme (and South Runcton)	84 10 6	38 6 6	{ 1,601 911 }	8·0
Ryston	36 16 0	3 13 6	799	10·8
Shouldham	120 6 0	20 18 0	3,058	9·4
Shouldham Thorpe	86 12 0	7 3 6	1,566	13·1
Southery	124 9 0	5 16 0	5,179	5·7
Stoke Ferry	138 8 0	60 5 8	3,718	8·9
Stow Bandolph	145 14 0	12 9 0	7,828	4·4
Stradsett	98 16 0	9 8 0	1,621	14·5
Tottenhill	69 10 4	17 12 0	1,925	8·6
Wallington	90 0 0	70 15 8	1,393	15·5
Watlington	132 0 0	10 18 0	3,658	8·6
Welney	41 18 0	13 4 0	4,737	2·1
Wereham	127 5 0	66 4 4	3,295	9·2
Wimbotsham	102 12 0	7 3 0	2,475	9·8
Wormegay	104 14 0	36 3 4	2,535	9·8
Wretton	96 13 0	53 10 2	1,461	15·7

This table shows clearly that the Land Tax falls as unequally between different parishes as it does between different counties.

Allocation of the Land tax to local authorities.

139. There are many who urge that the Land Tax ought to be swept away altogether on the ground, mainly, that it was imposed under circumstances widely different to those now prevailing, and that it has long lost its original character and incidence. On the other hand, it is argued by some that it is an "hereditary burden," and that property having been bought or inherited subject to it, there is no hardship now in its payment. This argument appears to involve the assumption that if a tax is only levied long enough it becomes irremoveable.

But the suggestion which, I think, found most favour in Norfolk, was that the land tax should be handed over to the local authorities of the districts in which it is levied, to be applied by them to the relief of the rates. This would not, of course, cure the radical fault of the inequality of its incidence; but it would, I think, go far towards meeting some of the strongest objections to the tax.

Protection.

140. I have already referred to the suggestion that a duty should be imposed on foreign barley, and so far as there is a demand for import duties, this particular form of fiscal change finds most favour with Norfolk farmers. Many who would repudiate the advocacy of "protection" as a system, advocated this particular form of it, arguing that if an equivalent readjustment of the beer duty were simultaneously made, it would benefit the home producer without prejudicing the rest of the community.

An "equivalent" duty.

141. Among those who went further in this direction, there were some who declared that "nothing but protection will save agriculture." As a rule, however, the difficulty of putting any large duty on wheat was admitted. A more modified proposal was, however, made by some, who suggested that as home-grown corn bears heavy taxation, it would be only fair to impose such a duty on foreign corn as would be fairly equivalent. Thus, a large farmer observed: "All English wheat has to pay "income tax, under Schedules A. and B., land tax, tithe, and local rates, which "amount probably to 1*s*. per coomb" (2*s*. per quarter). "Why," he asked, "should "not a duty of 1*s*. per coomb be put on all foreign corn, so that we may fight on "level ground?"

A duty on flour.

142. Next to a duty on barley, the most popular suggestion was a duty on foreign flour.

At the North Walsham meeting, this proposal was brought forward and carried by 22 votes to 17, one of those who opposed it saying that "it would be simply a miller's relief bill."

At the King's Lynn meeting, the proposal to advocate a duty on flour was carried by one vote.

Mr. Parsons pointed out that if a duty on foreign flour raised the price of bread, it was open to the same objection as a duty on wheat, and if it did not raise the price of wheat it was of no use to farmers.

To this Mr. Brown replied that the object was to get the wheat ground in this country, so that farmers might have the benefit of the offal, and Mr. Everitt observed that the grinding of it would find employment for "thousands of working men."

One witness—a farmer of 900 acres in Mid-Norfolk—stated that a duty on flour would make a difference of 20*l*. a year to him, by cheapening the cost of bran, pollards, &c. He remarked, however, that offals had lately been cheapened, owing to the large quantity of feeding corn on the market. He himself grinds his own corn, and buys bran to mix with it.

In one instance, a farmer declared that "though he was a Liberal and a Free Trader, "he would like to see a tax on foreign flour."

At the East Dereham meeting, a resolution was passed in favour of putting a duty on "all manufactured articles," which would, of course, include flour, that being, indeed, almost the only imported "manufactured article" which competes with British farmers.

A bounty on wheat growing.

143. At the Loddon meeting, the following resolution was passed with one dissentient, the mover of it declaring that "whilst holding that the principles of Free "Trade have been and are still the best for this country, the position of the agricul-"tural interest at the present time is so critical, that many farmers cannot possibly "go on."

"That to prevent wheat going out of cultivation almost entirely, thus making the nation wholly dependant upon foreign supplies, a bounty should be given from Imperial funds upon all acres sown with wheat, sufficient to make a return to the farmer of 6*l*. per acre, based upon the average price of the year, and calculated upon a yield of four quarters to the acre."

A farmer of 120 acres, near Swaffham, said :—

"I have always been a Liberal and a Free Trader; but I would give a bounty on wheat growing, so as to secure a return of 1*l.* per coomb (40*s.* per quarter) to the grower. Any farmer loses money if he grows wheat at less than 1*l.* per coomb, even if he gets the land for nothing. Supposing we had a war, the country would be in a nice hole."

144. I have dealt with, practically, all the questions affecting the relations of landlords and tenants in a previous section of this report (paragraphs 92–110), but I have not mentioned the Law of Distress. Very little allusion was in fact made to it in the evidence laid before me. Only one instance need be mentioned. A corn and cake merchant complained of the action of the Law of Distress, and mentioned a case in which he had supplied cake and manure to a tenant, for which his bill was 90*l.*, and when the farmer was sold up he got only 10*s.* in the £. He suggested that other creditors ought to get at least 15*s.* in the £ before the claim of the landlord for rent operated. He admitted, however, that one result of this would be that traders would give farmers more credit than they do at present. The law of distress.

145. Some complaints were made as to railway rates, though I am bound to say that, so far as evidence was laid before me, the grievance appears to be less keenly felt than in many other districts. Several farmers stated that they were practically debarred from selling hay, mangels, and other bulky produce, by reason of the cost of railway carriage to any good market. One farmer said that he had to refuse an offer for hay, because the lowest rate he could get to Wickham Market was 1*l.* per ton. I was informed by one witness that the rate for hay from Diss to Liverpool Street, station to station, was 18*s.* 4*d.* per ton, with a minimum of 1½ tons. Potatoes, I was told in Mid-Norfolk, cost 10*s.* per ton for railway carriage to London. In one case, a witness said he had sent a lot of cabbages to London, and lost 3*s.* 6*d.* by doing so, though he did not supply the details. Railway rates.

I met several witnesses who were sending milk to London, the rate paid being 1*d.* per Imperial gallon. Roughly, this is one-seventh of the value in summer, and one-ninth of the value in winter; the prices obtained by the senders being generally 1*s.* 2*d.* and 1*s.* 7*d.* per barn gallon in the two seasons.

146. I obtained from two witnesses a copy of the following conditions for the conveyance of milk, which they had signed since the revision of railway rates in January 1893. It was also referred to by other witnesses who had signed it. Conditions of milk conveyance.

GREAT EASTERN RAILWAY.

Office of Superintendent of the Line,
Liverpool Street Station,
March 28th, 1893.

The Great Eastern Railway undertake the Carriage of Milk by Passenger Train on the following conditions :—

CONDITIONS OF CARRIAGE.

1. Every can containing milk must be distinctly addressed, and the address label must be made of wood or metal.
2. The lids of the milk cans must be properly fastened to the cans.
3. The cans must be legibly stamped with the name of the station from which they are sent when full.
4. Each can must have the number of imperial gallons it is capable of containing upon it, and the inside of each can must be marked to indicate the space occupied by 8 gallons and by each additional gallon.
5. The Company will not undertake either the collection or delivery of milk.
6. The senders and consignees must assist in the loading and unloading of the cans when the milk is carried at the reduced rate.
7. No new milk cans capable of containing more than 17 imperial gallons of milk will be accepted for conveyance, except those in use prior to January 1893.
8. The officials of the Company shall have the power to open any cans during transit, and, if necessary, to detain the same for a reasonable time, in order to ascertain if the quantity of milk therein agrees with the quantity declared.
9. Senders must in each case sign consignment notes showing the actual quantity of milk to be forwarded, the name of consignee, and the station to which it is to be sent. The Company reserve the right to refuse to accept milk if and whenever the consignment note does not contain this information, or is not so signed.
10. Two rates are in operation for the carriage of milk: One the Ordinary Rate, charged when the Company accept the ordinary liability of a railway company with respect to the carriage of perishable merchandise by passenger train; and the other a Reduced Rate, adopted when the sender agrees to relieve the Company and all other companies or persons over whose lines the traffic may pass, or in whose possession the same may be during any portion of the transit,

from all liability for loss, damage, misdelivery, delay, or detention, either with respect to the milk or the milk cans, when full or empty, except upon proof that such loss, damage, misdelivery, delay, or detention arose from wilful misconduct on the part of the Company's servants.

11. The carriage of milk must be prepaid.

The following revised Scale of Charges for the Conveyance of Milk by Passenger Train between any two Stations on the Great Eastern Railway (including the charge for the carriage of the returned empty cans) will come into operation on and after 1st April 1893:—

SCALE OF CHARGES.

Distance.	—	Imperial Gallons.											
		1 to 6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.
For any distance not exceeding 20 miles	Ordinary Rate	s. d. 0 4½	s. d. 0 5	s. d. 0 5½	s. d. 0 5¾	s. d. 0 6½	s. d. 0 7	s. d. 0 7	s. d. 0 7½	s. d. 0 8	s. d. 0 8½	s. d. 0 9	s. d. 0 9½
	Reduced Rate	½d. per Imperial Gallon.											
For any distance above 20 but not exceeding 40 miles	Ordinary Rate	0 7	0 8	0 8½	0 8½	0 9½	0 10	0 10	0 11	1 0	1 0½	1 1½	1 2
	Reduced Rate	¾d. per Imperial Gallon.											
For any distance exceeding 40 miles	Ordinary Rate	0 9	0 10	0 10½	0 11	1 0½	1 1½	1 1½	1 2½	1 3½	1 4½	1 6	1 6½
	Reduced Rate	1d. per Imperial Gallon.											

Minimum charge as for 12 gallons per consignment.
Fractions of a gallon to be charged as a gallon for each consignment.
Fractions of a penny to be charged as a penny for each consignment.

J. H. NETTLESHIP,
Superintendent of the Line.

DECLARATION TO BE SIGNED BY CONSIGNOR.

_____189

DEAR SIR,

I REQUEST that you will, until further advice in writing from me, forward all milk delivered by me (or on my account) at the * _____ Rate, subject to the above conditions.

Yours truly,

_____ STAMP. _____ Sender.

_____ Address.

N.B.—A sixpenny stamp must be affixed to this document by the person or firm making the request, before signature, and must be cancelled by such person or firm writing his or their name in full across it, together with the date of signature.

It will be observed from this that in order to obtain the rate of 1*d.* per imperial gallon, a farmer has to accept an "owner's risk" condition of great stringency. The company may, apparently, lose or delay or mis-deliver his milk, and he can obtain no redress unless he is able to prove "*wilful* misconduct on the part of the company's servants." As this would, in the nature of things, be practically impossible, it follows, apparently, that the sender would have no redress whatever. No doubt it is not unreasonable that a marked distinction should be made between "company's risk" and "owner's risk"; but there certainly seems to be ground for the contention that even when conveying at "owner's risk," a railway company should be expected to take ordinary precautions against loss or mis-delivery.

It is only right to add that I have no reason to believe that these conditions of carriage (which in other particulars besides that above mentioned are onerous) differ from those enforced by other railway companies, while the rates charged are, I believe, less than on some other lines.

Preferential railway rates.

147. The existence of preferential railway rates on foreign produce was strongly condemned by many witnesses, and a resolution to that effect was unanimously passed at the King's Lynn meeting.

Light railways.

148. At the Loddon meeting the suggestion that a light railway was desirable received more energetic support than any which was brought forward. Loddon is peculiarly situated, being, it was remarked, "five miles from everywhere." It is, as a

* "Ordinary" or "Reduced."

matter of fact, six miles from the nearest railway station. What, indeed, the people of the district desire is to obtain railway communication of some kind, and they jumped, therefore, with avidity at the idea of a light railway as possibly affording a solution of the difficulty. Sir Reginald Beauchamp stated that he had frequently approached the Great Eastern Railway Company on the subject of a line passing through Loddon. The Chairman of the Company had informed him that not a single branch line in the county was paying its way. Sir R. Beauchamp said that the question of a light railway ought to be placed strongly before the Government; the landlords of the district would give every facility to such an undertaking.

It certainly seems that cases such as this, in which agricultural districts have been left out, as it were, of the railway system of the country, might advantageously be met by some scheme of light railways.

As regards the question of light railways generally, I did not find that it aroused much interest, though it was mentioned by a few witnesses. At a gathering of farmers at which it was discussed the statement was made by one of them that a light railway from his village would save him four horses. This, however, was challenged by one or two of his neighbours, who contended that the number of horses kept on a farm was fixed by the quantity of work to be done at the time of greatest pressure—such as harvesting—and not by the amount of carting to market.

In the fen district I was informed that light railways would be a great advantage in many parts, while the flatness of the country would enable them to be laid down cheaply. One farmer said that in the previous year he had to deliver potatoes 10 miles to a station. If light railways were laid down, he said, potatoes and other produce could be more readily grown and sold.

149. The suggestion that foreign meat should be marked as such when offered for sale in this country was made at the Lynn meeting, and also by some individual witnesses. Marking of foreign meat.

150. The more strict and vigorous administration of the law against adulteration of food was urged, especially with regard to milk. It was complained that even when vendors of milk are convicted of adulteration, the fines imposed are so small as to be in no way a deterrent. A witness stated that a fine of 40*s*. had been imposed on the same person repeatedly. He urged that, at least, the amount ought to be increased for repeated offences. Adulteration.

151. Mr. Notley stated that there was a lot of land in Norfolk well adapted for growing sugar-beet. Only the unfair competition of bounty-fed sugar, he observed, prevented sugar-beet from being extensively grown. Mr. Chase, in another part of the county, made the same statement. Sugar-beet growing.

152. Mr. Chase, of Diss, informed me that in that district flax was at one time extensively cultivated. Near Eye, in Suffolk, there was, 30 years ago, the largest scutching factory in England. In one year as much as 4,000 tons of flax were bought from farmers of the district at an average of 4*l*. per ton. The immediate cause of the dying out of the industry and the closing of the factory seemed to be the appearance of fly or grub on the young flax plants, which caused the failure of the crop in two years successively. About the same time the price of barley went up, and farmers left off flax-growing, and increased their acreage of barley. Mr. Chase said that they were able to compete favourably with Irish flax growers, because they could grow both the fibre and the seed, and he saw no reason why the cultivation of flax should not be revived. He considered it to be a good crop for farmers to grow. Flax growing.

153. At the Loddon meeting Mr. Punchard made the somewhat novel suggestion that sparrows and rats should be kept down by a charge on the rates. He observed that he suffered from both because his neighbours neglected to do their share in destroying them. Sparrows and rats.

XVII.—Conclusion.

154. Nothing which has occurred since I visited the county has tended to remove the melancholy impression which I gathered as the result of my inquiry. The fame of Norfolk has stood so high in the past, and the county has ever kept so steadfastly in the van of agricultural progress, that it is difficult to realise that here, too, the shadow of depression has heavily fallen. At the date of the Richmond Commission the "good times" had been left behind for some years; but ever since then matters have gone from bad to worse, and in spite of transient gleams of hopefulness, the dark Summary.

cloud of depression has become blacker and blacker, until a positive gloom has fallen over the face of the county. Old families are gone, old houses are shut up or let to strangers, old acres are abandoned or are owned or occupied by new men. Steadily, relentlessly, the depression deepened and spread until the seasons of 1893 and 1894 aggravated and accentuated the trouble with startling suddenness.

Reductions of rent, ranging from 20 to 60 per cent., have ruined many landowners (many of them having heavy charges to meet) without saving their tenants. Many of the oldest tenants of the best farms on the best estates are giving, or have given notice, and refuse to stay on any terms. They have made up their minds to "get out of it" at any sacrifice, having lost all heart in their business, and all hope in the future. Many of the best and most respected farmers have been ruined, and those who are left are fearful of meeting the same fate.

The labourer has found his occupation decreased and his wages lower than ever during the present winter.

The fall in prices, aggravated by difficult seasons, is the main cause of this situation, which, view it as one may, can only be regarded with feelings of sadness and consternation.

Conclusion.

155. My duty ends in endeavouring to bring faithfully before the Commission a statement of the various factors which go to make up the present deplorable situation in Norfolk. I would only, in conclusion, repeat my acknowledgment of the extreme kindness which I met with at all hands during my short stay in the county of Norfolk.

I am, &c.
R. HENRY REW,
Assistant Commissioner.

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APPENDIX A. 1.

AREA under each KIND of CROP and NUMBER of each KIND of LIVE STOCK in NORFOLK in each of the years 1881 to 1894 inclusive. (*See* paras. 52, 53, and 54.)

—	1881.	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.	1893.	1894.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Total acreage under all kinds of crops, bare fallow and grass.	1,085,076	1,086,767	1,087,270	1,090,725	1,090,967	1,091,506	1,092,261	1,095,195	1,095,130	1,093,395	1,090,532	1,082,416	1,081,461	1,080,120
Corn Crops:														
Wheat	179,186	189,252	179,270	181,927	162,661	156,263	160,930	167,753	167,801	162,250	159,452	166,425	143,008	125,734
Barley or bere	196,847	193,502	196,483	193,166	208,475	211,930	202,847	202,557	200,537	203,227	205,518	190,245	196,598	211,033
Oats	36,588	28,050	32,307	31,842	34,849	37,235	35,645	30,126	30,873	35,316	39,149	42,559	50,590	60,243
Rye	4,469	6,746	5,743	5,508	6,533	6,886	5,309	6,435	6,546	4,720	3,785	4,274	4,198	6,970
Beans	16,636	16,427	16,125	16,230	15,506	12,817	12,914	12,175	11,073	12,822	13,428	12,981	9,940	10,621
Peas	6,007	7,532	8,345	8,820	10,228	7,915	8,580	8,909	9,008	8,704	7,340	6,710	8,580	11,597
Total	439,733	441,509	438,273	437,493	438,252	432,446	426,225	427,955	425,838	427,039	428,672	423,194	412,914	426,198
Green Crops:														
Potatoes	4,980	4,913	5,269	5,837	5,984	5,876	5,707	6,409	6,542	5,927	6,987	5,634	5,770	5,926
Turnips and swedes	134,352	134,680	135,116	136,316	130,910	130,499	129,183	130,120	130,822	130,844	126,392	128,701	131,214	130,190
Mangolds	48,401	48,892	46,442	46,787	51,055	50,435	50,593	49,814	47,637	46,617	48,887	49,069	47,126	47,893
Carrots	407	386	439	497	737	694	629	604	585	549	—	—	—	—
Cabbage, kohl rabi, and rape.	3,434	3,553	2,926	3,000	3,486	3,687	3,412	4,057	3,657	3,410	3,971	3,877	3,912	5,08
Vetches or tares	13,492	13,921	11,868	13,247	15,123	13,361	12,236	11,379	8,959	8,604	4,237	3,679	3,429	6,585
Other green crops											4,741	3,975	4,191	5,736
Total	205,066	206,345	202,060	205,684	207,295	204,552	201,760	202,383	198,202	195,951	195,215	194,935	195,642	201,417
Clover, Sainfoin and Grasses under Rotation:														
For hay	164,472	160,927	166,891	163,012	129,289	138,740	143,134	136,117	149,258	134,460	133,730	133,677	129,093	124,738
Not for hay					33,414	30,594	32,041	34,219	28,187	34,677	31,067	28,863	36,035	26,922
					162,703	169,289	175,175	170,336	177,445	169,137	164,797	162,540	165,128	151,660
Permanent Pasture, or Grass not broken up in Rotation:														
For hay	259,788	261,777	264,938	270,793	50,448	66,273	67,566	71,816	76,375	68,846	60,969	60,354	57,194	72,637
Not for hay					221,269	209,090	210,203	211,864	205,816	217,805	227,542	229,972	233,286	218,038
					271,717	275,363	277,769	283,680	282,191	286,651	288,511	290,326	290,480	290,675
Flax	135	69	57	17	23	24	51	37	47	52	9	19	59	19
Hops	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Small fruit	—	—	—	—	—	—	—	883	1,058	1,173	1,828	1,916	2,072	2,411
Bare fallow or uncropped arable land.	15,882	16,140	15,051	13,726	10,977	9,832	11,281	9,921	10,349	13,392	11,500	9,486	15,166	7,740
Horses:	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Horses used solely for agriculture.	43,545	43,653	44,232	44,123	43,722	43,718	44,305	44,038	42,219	44,094	45,640	45,582	45,142	44,055
Unbroken horses	19,582	19,208	18,381	18,571	19,185	19,918	19,963	20,845	18,597	18,651	18,755	20,334	21,604	22,862
Mares kept solely for breeding.									1,561	1,736	2,198	2,282	2,244	2,106
Total	63,127	62,861	62,613	62,694	62,907	63,636	64,268	64,883	64,377	64,481	66,593	68,198	68,990	69,023
Cattle:														
Cows and heifers in milk or in calf.	28,414	28,781	29,040	30,617	32,733	33,354	32,769	31,770	30,946	32,457	34,488	35,062	33,928	31,901
Other cattle: Two years and above.	47,072	43,779	47,015	46,384	42,470	48,397	48,859	43,013	51,091	56,534	44,518	52,856	43,804	38,729
One year and under two.	38,862	41,389	41,442	44,293	47,352	49,306	45,561	44,440	43,155	48,042	46,229	49,643	26,233	22,951
Under one year													22,115	19,924
Total	114,348	113,949	117,497	121,294	122,555	131,057	127,189	119,223	125,192	137,015	125,235	137,561	126,080	113,505
Sheep:														
Ewes kept for breeding.	360,505	316,990	339,775	337,961	329,284	325,571	331,529	303,375	317,811	348,518	351,853	356,299	192,427	175,866
Other sheep: One year and above.													151,238	116,337
Under one year	219,186	225,128	219,371	259,117	260,099	243,013	243,357	250,372	237,652	246,496	256,228	257,119	247,202	227,118
Total	579,691	542,118	559,146	597,078	589,383	568,584	574,886	553,747	555,463	595,014	608,081	613,418	590,867	519,321
Pigs:														
Sows kept for breeding.	82,711	101,382	111,349	114,364	95,597	88,919	89,436	97,413	95,670	105,007	118,477	90,418	12,229	13,899
Other pigs													71,644	82,685
													83,873	96,584

APPENDIX A. 2.

NUMBER of PERSONS engaged in AGRICULTURE in NORFOLK in 1871, 1881, and 1891 respectively. (*See* para. 73.) [*From the Census Returns*].

Occupation.	1871.			1881.			1891.		
	Males.	Females.	Total.	Males.	Females.	Total.	Males.	Females.	Total.
In Fields and Pastures:—									
Farmer, grazier	6,029	444	6,473	5,418	359	5,777	5,258	390	5,648
Farmer's, grazier's, son, grandson, brother, nephew.	1,312	—	1,312	1,436	—	1,436	1,281	—	1,281
Farm bailiff	892	—	892	1,025	—	1,025	1,053	—	1,053
Agricultural labourer, farm servant	41,620	3,885	45,505	39,331	1,736	41,067	39,090	860	39,950
Shepherd	1,186	—	1,186	1,122	—	1,122	987	—	987
Horsekeeper, horseman, teamster, carter.	—	—	—	—	—	—	496	—	496
Agricultural machine proprietor, attendant.	116	—	116	254	2	256	254	3	257
Others engaged in or connected with agriculture.	31	1	32	31	—	31	135	1	136
In Woods:—									
Woodman	236	—	236	249	—	249	318	—	318
In Gardens:—									
Gardener, nurseryman, seedsman	2,245	—	2,245	1,592	57	1,649	3,872	81	3,953
About Animals:—									
Cattle, sheep, pig dealer, salesman	189	—	189	220	1	221	166	—	166
Drover	246	—	246	176	—	176	178	—	178
Gamekeeper	648	—	648	712	—	712	839	—	839
Dog, bird, animal keeper, dealer	—	1	1	108	7	115	145	13	158
Knacker, cats-meat dealer, vermin destroyer.	—	—	—	—	—	—	246	1	247
Vermin destroyer	236	—	236	213	—	213	—	—	—
	54,986	4,331	59,317	51,887	2,162	54,049	54,318	1,349	55,667

APPENDIX A. 3.

POPULATION in each UNION of NORFOLK, 1871, 1881, and 1891. (*See* para. 86.)

Unions.	1871.			1881.			1891.		
	Males.	Females.	Total.	Males.	Females.	Total.	Males.	Females.	Total.
Yarmouth	16,340	18,826	35,166	17,459	19,692	37,151	22,208	26,526	48,734
Flegg	4,585	4,797	9,382	4,778	4,936	9,714	4,781	5,029	9,810
Smallburgh	7,188	7,219	14,407	7,139	7,209	14,348	8,671	8,897	17,568
Erpingham	9,577	10,264	19,841	9,931	10,308	20,239	9,229	9,543	18,772
Aylsham	8,884	9,231	18,115	8,972	9,085	18,057	8,694	8,758	17,452
St. Faiths	5,630	5,541	10,901	5,600	5,818	11,418	6,034	6,149	12,183
Norwich	36,628	43,758	80,386	40,288	47,554	87,842	46,623	54,347	100,970
Forehoe	6,028	6,280	12,308	5,937	6,034	11,971	5,953	6,035	11,988
Henstead	5,302	5,424	10,726	5,278	5,358	10,636	5,290	5,544	10,834
Blofield	5,572	5,753	11,325	5,647	5,971	11,618	5,824	6,201	12,025
Loddon	6,687	6,983	13,670	6,687	7,015	13,702	6,584	6,620	13,204
Depwade	11,835	12,437	24,272	11,445	12,137	23,582	11,319	11,967	23,286
Guiltcross	5,586	5,671	11,257	5,305	5,258	10,563	5,111	5,117	10,228
Wayland	5,509	5,585	11,094	5,351	5,365	10,716	5,220	5,285	10,505
Mitford	13,490	14,077	27,567	13,590	13,777	27,367	13,133	13,186	26,319
Walsingham	9,574	10,477	20,051	9,797	10,146	19,943	9,677	10,225	19,902
Docking	8,501	8,801	17,302	8,633	8,877	17,510	8,484	8,771	17,255
Freebridge Lynn	6,301	6,345	12,646	6,053	6,182	12,235	6,129	6,122	12,251
King's Lynn	8,230	9,695	17,925	9,130	10,076	19,206	8,971	10,082	19,053
Downham	10,274	10,311	29,585	9,685	9,719	19,404	9,032	9,345	18,377
Swaffham	6,733	6,875	13,608	6,294	6,565	12,859	6,127	6,266	12,393
Thetford	8,975	9,129	18,104	8,807	8,823	17,630	8,594	8,659	17,253
Total	207,159	223,479	430,638	211,806	225,905	437,711	221,688	238,674	460,362

APPENDIX B. 1.

NORFOLK CHAMBER OF AGRICULTURE.

(*a.*) Copy of Report on the Condition of Agriculture in Norfolk.

At a meeting of the Chamber, held on the 20th October, it was unanimously resolved:—

"That, with a view to bringing the present alarming condition of agricultural affairs in Norfolk as prominently as possible before the attention of the public and Parliament, it is desirable that a Committee of this Chamber be appointed to draw up a report, showing the enormous losses the county has sustained and the consequences which must follow unless a recovery in prices shortly takes place."

The following committee was nominated:—

C. Barker.	C. S. Read.
Hollway Calthrop.	B. B. Sapwell.
J. B. Ellis.	Garrett Taylor.
Sancroft Holmes.	H. M. Upcher.
C. T. Montgomerie.	H. J. Waters.
W. B. Parsons.	

Report.

The fact that the agricultural interest in Norfolk is, and has for many years been, very seriously depressed, is only too well known to any one connected with the land as an owner or occupier; but either it is not realised by persons whose incomes are independent of the land, or the consequences which the enforced abandonment of corn-growing will entail have not been brought home to them.

The fall in the value of the Norfolk corn crop, comparing 1894 with 1874, is nearly, if not quite, 3,000,000*l.*

1874.

Acres.	Yield.	Average Price.	
		s. d.	£
212,396 wheat at 4 qrs.	849,584 at	55 9	2,368,215
185,394 barley "	741,576 at	44 11	1,665,451
397,790	1,591,160	—	4,033,666

1894.

Acres.	Yield.	Average Price, First Week, October.	
		s. d.	£
125,734 wheat at 4 qrs.	502,936 at	17 7	442,164
211,033 barley "	844,132 at	23 10	1,005,923
336,767	1,347,068	—	1,448,087

but as at least one-half the barley crop grown this year is unsaleable at any price for malting, and must be used for feeding purposes, a further reduction of 8*s.* must be made on 422,066 qrs., 168,826*l.*, which reduces the value of the crop to 1,279,261*l.*, this year's crop, compared with 1874, showing a decrease of 61,023 acres or 15 per cent. of 244,092 qrs., and of 2,754,405*l.*, a loss of 6*l.* 6*s.* per acre on the wheat and barley shift, the crop in 1874 averaging 10*l.* 2*s.*, in 1894, 3*l.* 16*s.*; of 3*l.* 10*s.* per acre on the 779,275 acres now under the plough, and of nearly 6*l.* per head for every man, woman, and child living in Norfolk, some 460,000 persons.

To meet this loss in corn-growing there has been no corresponding increase in the profits to be made by stock grazing, sheep breeding, or dairying, inasmuch as the competition in all these has of late years been very severe, and promises to become still more so in the near future.

In 1874	Norfolk had	762,000 sheep,
"	"	128,000 cattle,
In 1894	"	519,000 sheep,
"	"	126,000 cattle,

a loss of 243,000 sheep, or 32 per cent. These at 30*s.* a head represent 364,500*l.*, and the 2,000 cattle at 10*l.* another 20,000*l.*, or a total of 384,500*l.* decrease in the value of the stock which tenants can now afford to graze. Remoteness from large manufacturing centres, and the cost of railway freights prohibit the sale of hay, straw, and market garden produce, except in very limited quantities, while the soil and climate are not generally suited to fruit growing. The only alternative left is laying land down to grass, but this on the poor light lands is impracticable, and on the poor heavy lands unprofitable until many years have elapsed. Land in East Anglia cannot be kept under the plough at a less cost than 30*s.* per acre for manual labour. Should our arable lands be turned over to grass, 5*s.* per acre at the outside will represent the cost of the labour employed, which means a loss of 25*s.* per acre in wages, or 974,000*l.* a year now paid on 779,275 acres under cultivation.

The result has been a reduction of rent on the best lands of from 25 to 35 per cent., and on the medium lands of from 40 to 60 per cent., while on the very light, on the poor heavy lands, and on some of the fen lands no rents can be obtained, there being numerous instances of farms abandoned and of farms let rent free. The landlords have lost probably not as little as 25*l.* an acre the whole county over, or 30,000,000*l.*, the farmers not less than 5*l.* an acre, or 6,500,000*l.* The traders also complain of loss and stagnation in business. The wages of the labourers are now falling, and many men have been paid off, and many others must necessarily share the same fate during the coming winter.

Of necessity landlords restrict their expenditure on buildings, drainage, &c. to a minimum. Tenants reduce to the utmost their outlay in cake, manure, machinery, &c. The state of cultivation of the soil and its fertility are rapidly going back over a large portion of the county, and in the remainder are only maintained by a heavy and unremunerative sinking of capital.

Whilst the profits have fallen away, and in many cases have entirely disappeared, rates and taxes have not decreased. The burden of the county, poor, and highway rates has enormously increased, 2*s.* 6*d.* in rates now being a greater tax than 7*s.* 6*d.* or 10*s.* would have been 20 years since. Although there has been a very general and very heavy reduction in rent, there has not been any equivalent decrease in assessments, as proved by the fact that the new county rate basis, 1,930,000*l.*, as compared with 2,120,000*l.* in 1886, shows only a decrease of 9 per cent. in the last eight years. This is a consequence of the practice of the Income Tax Commissioners and many assessment committees, who, in face of the direct instruction of the Statute, that all property shall be assessed at what it is fairly worth to let from year to year, refuse to reduce assessments to meet reductions in rent, on the ground that an extra tax would be thrown upon tenants who had not got reductions.

Land tax, which was once a tax on all property, and which is properly assessed on annual value, is now practically fixed; in many parishes it is as much as 1*s.* 6*d.* an acre, or 5 per cent. on a rent of 30*s.*, it has now become a tax of 10 per cent. on 15*s.* an acre, or 20 per cent. on 7*s.* 6*d.* rent per acre. In Norfolk the quota of land tax imposed by Geo. III., 1798, is 84,307*l.*, being 15½*d.* per acre. In Lancashire the quota is 20,990*l.*, or 3¾*d.* per acre. In Norfolk it is a rate of 9·07*d.*, in Lancashire a rate of 0·27*d.* on the rateable value.

Tithe, at its par value, say 6*s.* an acre, represented 20 per cent. on a rent of 30*s.*, at its present value,

4*s*. 6*d*., it represents 30 per cent. on a rent of 15*s*., or 60 per cent. on a rent of 7*s*. 6*d*. per acre. It is no longer fairly representative of the average value of corn. Latterly a large percentage of inferior corn, in consequence of the fall in price, has become unsaleable, and has had to be consumed on the farm. This corn does not pass through the weekly returns, which have, in consequence, shown values far above the nett returns to the farmer; moreover, the averages are unfairly increased by some of the best corn being returned two and three times, with the carriage and profit of the merchant added to the original price paid to the grower. In consequence of its very inferior quality, half of this year's barley crop is not saleable for malting purposes, and must be consumed on the farm, and only the finest samples have been sold. This accounts for the averages showing a less serious fall in barley than in wheat and oats, which cereals, where well harvested, are of fair average quality.

Tithes should no longer be calculated on the basis of value of a crop which it does not pay to produce, and where lands have to be turned over to grass or abandoned there should be some means by which the land owner and tithe owner should be enabled to come to a permanent legal agreement as to the sum to be paid in lieu of tithe.

All burdens on land were imposed during the times of protection, and are now practically as they were, with the addition of the charges for education. If owners and tenants are to meet the competition of the whole world it must be on fair terms, their entire capital must not be wrung from them in the shape of rates, taxes, and tithes, which are now being paid in many instances, not out of profits derived from the land, but out of capital hardly earned from other sources. The artificial cheapening of produce, by commercial gambling in futures, by foreign bounties, and the protection of gold by the withdrawal of silver from circulation, must be dealt with if the arable lands of England are not to go out of cultivation.

The beneficial interest in land is rapidly passing, in many cases unfortunately has passed, entirely away from the owner, and is becoming, day by day, vested in the tithe owner, the rate and tax collector, the so-called landlord being little better than a rent collector for everybody's benefit but his own.

That the present position of arable agriculture can be maintained is impossible. A national crisis must arise, and would have arisen years ago but for the fact that the land has, for the most part, been heavily backed by capital, but the resources both of owners and occupiers are fast becoming exhausted. The question must be faced, and that immediately, whether it is worth while to sink more capital in attempting to maintain an industry which does not pay.

Is the country prepared to meet the consequences of a general abandonment of corn growing? If Norfolk cannot grow it to a profit, where else can it be grown in England? What is to become of the labouring man and his family? Whence are the rates, taxes, and tithes to be forthcoming? The manufacturing population can no more expect to continue to get their food supplies at less than the cost of production than we the result of their industry at less than its cost of production. The ruin of the one means the ruin of the other, as neither can afford to maintain the other in idleness.

The enormous development of foreign competition, consequent on the making of railways in foreign countries (chiefly with British capital), assisted by abnormally low sea freights, and further helped by the preferential rates which our railways grant to the foreign producer, is generally credited with the whole or nearly the whole of the fall in prices. But there is a factor in the cost of production which has steadily and surely increased in importance during the last 20 years, namely, the fall in the market value of silver, a question, unfortunately, which it is extremely difficult to get people even to consider. Gold has become appreciated and corn produced in a country where a depreciated currency prevails can still be sold at half the gold price it fetched 20 years ago, and the premium on exchange will give the producer in the depreciated currency country a profit as before. A proof that depreciated currency encourages the production of wheat is to be found in the fact that in Argentina, where the premium on exchange is now about 235 per cent., the export of wheat and flour to England has risen from 1,023,576 cwts. in 1887 to 3,473,847 cwts. in 1892, an increase of 2,450,271 cwts., or 240 per cent. in six years. In India, where the premium at the current rate of exchange amounts to over 80 per cent., the export of wheat and flour to England has risen from 8,512,262 cwts. in 1877 to 12,496,085 in 1892, an increase of 3,983,823 cwts., or nearly 47 per cent.

No remission of rates and taxes, though this in fair justice is urgently called for, no re-adjustment of tithe, though this demands attention, can ever enable the Norfolk farmer to meet the enormous bonus which this appreciation of gold gives the producer of corn in India and Argentina. An essential basis of all trade is stable money, without this neither farmer or manufacturer can employ his capital with any reasonable degree of certainty.

What the result of the present year will be it is impossible to forecast; but this is certain, that without a rapid recovery in prices landlords and tenant farmers will be ruined, the labourers will be without work, and the whole machinery of education, poors' relief, &c. will be disorganised.

We desire, therefore, to urge, with all the power at our command, that the points referred to in this report should receive the immediate and serious attention of every man, and particularly of the Government. We can do no more than indicate the causes and suggest the remedy for this alarming condition of agricultural affairs. The question is one affecting the well-being of the whole nation. It demands and must obtain the immediate attention of Parliament.

Recommendations.

First.—That as there is a widespread feeling that the question of the appreciation of gold and of the consequent fluctuation of currency values is of grave importance to British agriculture, and that recent financial developments have materially altered the situation since the sitting of the Royal Commission on Gold and Silver, the Government be urged to take the earliest possible opportunity of reconsidering the whole question.

Second.—That the question of the incidence of rates and taxes should be immediately reconsidered to meet the altered position of agriculture.

Third.—That the laws relating to assessments should be so amended as to secure for land uniformity of assessment for all purposes, and the prevention of assessments being made except in strict conformity with the law.

Fourth.—That the Tithe Commutation Act be so amended that where lands can no longer be cultivated with corn to a profit they shall no longer be tithed on a corn basis.

Fifth.—That a Pure Beer Act should be passed charging an extra duty upon all beer made from other substances than barley, malt, and hops.

(*b*.) Report of General Meeting of the Norfolk Chamber of Agriculture held November 17th, 1894. (From the "Eastern Daily Press.")

On Saturday a meeting of the Norfolk Chamber of Agriculture was held at the Agricultural Hall, Norwich, Mr. Sancroft Holmes presiding, for the purpose of considering the report of the committee appointed to report on the losses sustained by the county through agricultural depression, and the consequences which must ensue unless there be a recovery in prices. There was a good attendance. Mr. R. H. Rew, the Assistant-Commissioner appointed to inquire into agricultural depression in Norfolk, was present.

The Chairman, after expressing a hope that agriculturists in the county would communicate freely with the Assistant-Commissioner, moved the reception and adoption of the report, which was as follows:—

[This report appears above Appendix B 1 (*a*).]

The Chairman deeply regretted the circumstances which had necessitated this inquiry, but urged the importance of making their views known through the Chamber. There was no exaggerated language used in the statements contained in this report. If any-

thing, the facts had been rather under than over stated. (Hear, hear.) A comparison was instituted with the state of things 20 years ago, because that was a time when agriculture was prosperous, and before any difficulty had arisen with regard to the currency. The results of the comparison was the revelation of a deplorable state of things. The corn crop, yielding three millions sterling less than in 1874, did not take into account oats, peas, and beans. Hence the sum of three millions would be rather under than over the amount of depreciation suffered. Many people were inclined to think there was little or nothing in the currency question. But so serious was the question considered to be that in 1886 the Government appointed a Commission to inquire into it. Nothing resulted from the Commission, because it was divided as to certain remedies suggested. But in 1889 a representative deputation of 372 influential people waited upon the Prime Minister, when Mr. S. Smith, M.P., said that in this old country industry was carried on subject to an enormous burden of fixed charges of one kind and another which amounted to quite 200,000,000*l.* annually. This vast amount was all payable in gold, the greater part of it for very long terms of years, and a considerable part in perpetuities. No accommodation of these charges to the increased purchasing power of gold was possible under an immense period of time. In addition there was about 100,000,000*l.* of taxation, local and Imperial. This 300,000,000*l.* had to come out of the products of industry. Money was merely a symbol to transfer commodities from one to another, and the meaning of the enormous fall of prices was that we had now to pay 43 per cent. more to the fixed charges and taxation than was the case in 1873. Mr. Smith added, "In a word, the effect of the demonetisation of "silver has been to transfer a large part of the wealth "of this country and of other gold-using countries "from the active industrial classes to the non-working, interest-receiving, capital classes. That is the "reason why we find the capitalist classes—the "financial classes—of this country, as a rule, opposed "to us." Mr. C. S. Read also said that he thought the demonetisation of silver and practical withdrawal of so large a quantity of silver from the international currency of the world had something to do with the great agricultural depression, adding, "I believe there "is no wish and no intention on the part of the bi-"metallists to dethrone King Gold, but we do wish "and do ask that Queen Silver should be restored to "her conjugal rights."

Mr. Hollway Calthrop, who seconded, said that the report was almost wholly due to the great care and consideration given to the subject by the Chairman. In every respect the committee tried to make the report safe by under rather than over stating the facts, which proved in the end to be sufficiently startling. The statement of the currency was put in such a way that no one could controvert it. If the recommendations did not go so far as some would like, it was because the Committee were anxious to secure unanimity. The Committee thought that it was simply for them to show the injustice of the incidence of taxation and to leave it to the Government to devise the means of remedying it. He contended that under Schedule D it was as possible to assess personalty for local as for Imperial purposes. Granted that realty and personalty should stand on an equal footing with regard to Imperial and local taxation, they had in the Income Tax schedules the means of carrying it out.

The Rev. Canon Brereton thought that the fact that a comparison was instituted between the average price of corn in 1874 and the price for one week in 1894 implied an exaggeration. The basis of calculation was not, in his opinion, quite sound. As long as agriculture had existed there had been a vibrating balance between hope and fear, between gain and loss, depending partly upon superhuman causes and partly on human influences, such as agricultural, political, and social changes. It was unreasonable to attempt to fix a vibrating balance when probably at its lowest stage. As to the currency question, there was evidence of a great deal of activity in gold funding, and it must be remembered that there were great and serious reasons why England adopted monometallism. The experience of the world had proved that gold was better than all other metals for the purpose of coinage, which was used to test the value of all kinds of commodities. The simpler the test the truer its effect. He was not prepared to say that it would not be better to marry gold to silver, but if it should fail and the currency depreciated the result would be a calamity greater than that from which they were then suffering. The question of assessing personal property in local areas was a serious one. As to the recommendation relating to tithe, 60 years ago that question was settled by the Tithe Commutation Act, and to raise it again in the form proposed would be a revolutionary measure. It was the first and a fixed charge on the land to be paid to the clergy for certain duties.

Mr. R. King also thought that the report was not correct in the prices it put for wheat and barley in 1874. He found that his only averaged 44*s.* 8*d.* and 40*s.* 6*d.* in 1874.

The Chairman replied that the figures were taken from the published returns for the whole kingdom. (Hear, hear.)

Mr. W. Smith said that his barley had not this year averaged 23*s.* 10*d.* per quarter.

Mr. King remarked that 8*s.* per coomb had in the report been deducted from that figure.

Mr. Pearson was of opinion that the average of the barley for 1894 would not be so high as the figure given in the report.

Mr. Warren complained of the manner in which the Assessment Committee assessed the rates when rents had been lowered, and that land allowed to go out of cultivation should escape the payment of rates though it had to pay tithe. It was unfair to those who kept up the fertility of the land that they should have to pay heavier rates for the neglect of others in not keeping up the fertility of the land.

The report was then adopted *nem. con.*

The Assistant Commissioner expressed his appreciation of the valuable labours of the Committee of the Chamber in preparing a statement which had necessitated a great amount of research, and which must carry much weight, coming as it did from so influential a body. This report would greatly help him in his inquiry, while the result of their deliberations on the recommendations would receive his careful attention and be reported upon officially to the Commission. (Applause.)

The Chairman then moved, and Mr. Montgomerie seconded, the adoption of the first recommendation, which was agreed to with but half-a-dozen dissentients.

Mr. Read, in seconding the second recommendation that was moved from the Chair, stated in answer to Canon Brereton that Mr. Calthrop did not mean that the parish should be the unit from which the contribution from assessed personalty should come. It could be paid into the Exchequer, and be doled out in the same way as the present subventions from local taxation so that every parish would receive its share. (Hear, hear.)

The recommendation was adopted.

The third recommendation having been agreed to,

The Chairman moved the adoption of the fourth, pointing out that the resolution contained no request that tithe should be altered except in cases where the land could not be cultivated. At the present time it was impossible for the tithe-payer to come to any agreement with the tithe-owner what the cultivation of the land would not pay. In many instances tithe consumed all the profits arising from the cultivation of the soil.

The Rev. Canon Brereton said that if the land could not be cultivated to produce a fair reward for the labour and a fair rent the clergy would be first to suggest there should be some arrangement to meet that particular case. But it was easy in a panic to represent that the land was not worth cultivating if it had to bear a charge that had always been upon it. If things should turn out so bad that the land could not be cultivated to pay tithe and have to be turned into a sheep walk, the damage to the Church and the clergy would be nothing compared with what it would be to the labourer. The clergy wished to see the plough kept going.

Mr. D. Collyer seconded the motion, which was agreed to.

The Chairman having moved the fifth recommendation.

Mr. Eastaugh proposed, as an amendment, that the duty should be taken off beer and put on foreign barley, which would benefit agriculture. The brewers paid 10,000,000*l.* beer duty—or rather the public paid it through the brewers—and if a duty was put on foreign barley some of this charge would be transferred to the foreigner.

Mr. H. Smith seconded.

Mr. T. Brown suggested that there should be a sixth resolution, namely, one recommending the duty on

beer should be replaced on malt, as formerly. He moved accordingly.

Mr. B. Wilson, who seconded, thought it was a great mistake to take the duty off malt. When there was a duty on malt the Government could see that the public were supplied with pure beer. To get a better price for the barley they must go back to the malt duty.

Mr. W. Smith deprecated taxing home products, and suggested that the Chamber resolve that nothing could save agriculture but protection up to the cost of production.

Mr. Read, in seconding the recommendation of the committee, said that it was something they might reasonably hope to obtain. He sympathised with those who wished to put a tax on foreign barley; to that he had no objection, but many people had, and he was sure Parliament would not listen to it. Not above a tenth of the foreign barley imported was used for malting; nine-tenths was used principally in the dairy districts and grazing counties for the production of meat. Thus, with decrease of arable and the increase of grazing land, all the agricultural community would be against the proposal. The whole of the recommendations were worth very little; still, they ought to ask for that little. As an old Parliamentary hand, he thoroughly approved of the recommendations because they would receive the immediate attention of Parliament.

Mr. Eastaugh's proposal having been negatived.

Mr. Read said as to the proposal of Mr. C. Brown to restore the malt tax, that he did not think the transfer of the duty from malt to beer had been the slightest injury whatever to the agricultural interest. He believed it had been productive of a certain amount of good. But they had allowed the brewers to use other articles which it was never expected they would use in lieu of malt. When they asked to have the duty placed on beer they expected that the same restrictions would still be enforced, so as to ensure beer being made from pure malt and hops. (Hear, hear.)

Mr. Brown's amendment was negatived, and the fifth recommendation adopted.

The Hon. A. Fellowes, M.P., moved that a copy of the report and recommendations be sent to the Prime Minister, the President of the Board of Agriculture, the President of the Royal Commission on Agriculture, the Central Chamber of Agriculture, and the members for the county, and that the Press be requested to give it circulation.

Mr. Cubitt seconded the motion, which was agreed to.

Mr. Taylor, M.P., moved, "That the Central Chamber of Agriculture be requested to invite other associated chambers to report on the condition of agriculture in their districts." This, he said, would be a great advantage.

Mr. B. B. Sapwell seconded the motion, which was agreed to.

Mr. Read moved a vote of thanks to the Chairman for the prominent part he had taken in preparing the excellent report, which showed research and ability, and had revealed startling facts.

Mr. Taylor, M.P., seconded, and the resolution was adopted.

(c.) Notes at Meeting of the Council of the Norfolk Chamber of Agriculture, November 24, 1894, attended by the Assistant Commissioner.

Mr. J. Sancroft Holmes in the Chair.

Agricultural Holdings Act.

Scale of compensation, dated September, 1892, adopted by Norfolk valuers, and purporting to have been agreed to by a Committee of the Chamber. The scale was really altered by the valuers after it was thought to be settled.

Practically the scale is not in operation.

Tenants are bounced out of their rights by counter-claims.

The amount of valuation is often paid by landlord, and considered in adjusting rent with incoming tenant.

It is often not worth the while of the incoming tenant to pay the valuation.

The Act benefits the landlord by securing a clean farm.

When the Act came first into force there were a good many claims. They have now much decreased, and if the present valuers have power and exercise it as they now do, no Act will be of use in Norfolk.

Claims have decreased owing to the discouraging results of those which were made.

No doubt the condition of agriculture has partly prevented tenants from making claims owing to the state in which farms were left.

Home-grown corn consumed on the farm ought to be allowed for. Valuers used to allow tenant having two farms for corn grown on one and consumed on the other, if satisfactory proof were given. They will not allow this now. No decision of the valuers in this respect has been challenged.

No doubt the valuer for the outgoing tenant does his best, but the valuers have a strong society, and they meet every September and agree as to the basis on which they will make their valuations.

Not more than half-a-dozen men ever act as umpires under the Act, and they practically rule the county. They are all "against the Act" because of the extreme difficulty of working it.

Ground Game Act.

A member said it has been an unmixed good in his parish. He used to be much troubled with hares.

Another said he had suffered loss by game, as his farm adjoined covers. There was now a shooting tenant who had wire-netted all round the wood, and consequently he had no trouble. The remedy was to put up wire netting against covers. Another said the Act had done much good.

Law of Distress.

It is a benefit to the tenant farmer, who gets credit from landlord which he otherwise would not have.

[Mr. Read—If I were a trader I should oppose the Law of Distress; as a farmer I am in favour of it.]

Labour.

Very few men out of work now. The mangels are not up; there is corn to be thrashed and swedes to be clamped. Heavy root and straw crops, which make work.

What will happen after Christmas impossible to say. Many men will probably then be out of work.

There is a difficulty in getting *good* men.

No complaint of quantity of labour, but of quality.

Shooting parties employ many men at this time of year.

In Fulmerston parish no men out, but in adjoining parishes many more out than at same time in previous year.

A member said he employs extra men in his woods. This year he had applications for work earlier than usual.

Young men apply increasingly for work in railway service or police force.

The young men will not learn farm work.

A member stated that in his district the first prize in a thatching competition was taken by a man 70 years old, the young men will not learn to thatch.

Wages.

Ordinary labourers, 10*s.* per week as a rule; 9*s.* in certain cases; 11*s.* in one or two parishes. Where 11*s.* is paid the men have, as a rule, a long way to go to their work.

Forty years ago wages were "a bushel of wheat and half-a-crown."

Actual earnings with wages at 10*s.* would be about 14*s.*

Piece-work.

In some places labourers like piece-work, in others they do not.

A member said his men would not take piece-work, as they had an idea that it kept other men out of work.

At piece-work the men generally work longer hours than at day work.

They make a difference in meal times. Thus, at piece-work they take a quarter of an hour for breakfast and 20 minutes for dinner, while at day work they take half-an-hour and an hour respectively.

Harvest.

Payments given for last harvest, in one case 6*l.*, another 6*l.* 10*s.*, in three cases 6*l.* 15*s.*, in one or two cases 8*l.* Average 7*l.* for 10 to 16 acres per man.

Cost of harvesting, average about 12*s.* per acre; in Marshland 18*s.*, very heavy crops and badly laid. On a farm of 200 to 300 acres where no machines used about 16*s.*

A member said every coomb of wheat he grew cost him 1*s.* 6*d.* to harvest.

Attitude of Men.

A better feeling exists between masters and men than five or six years ago, and certainly than 12 years ago. The men know prices will not allow of higher wages, and they show a more reasonable spirit.

There is an increased feeling that "we are all in the same boat.

The occupation of allotments has "opened the men's eyes."

Allotments.

A member said there were no allotments in his parish. He held 16 acres of land which was intended for allotments, but he had no applications for it. Rent 30*s.* per acre. The men have good gardens.

There is a tendency to absorb allotments in fewer hands.

At Diss, allotments were offered, but only three acres were let in quarter or half acre plots. Rent, 10*s.* per quarter acre.

[Mr. Read—Allotments always used to be square, now they are always in strips. This is for convenience of ploughing, as the men do not dig them as they used to do.]

(*d.*) Results of Inquiry as to the Corn Crops of 1894.

Summary of the Returns sent in by the Members of the Chamber in response to the Circular Letter of the 19th January 1895.

Number of Returns, 88. Total Area, 47,000 acres.

—	Total Acreage.	Acreage Threshed.	Yield in Quarters.	Quarters per Acre.
Wheat - -	5,001	1,857	8,404	4½
Barley - -	9,001	6,544	29,898	4½
Oats - - -	2,314	837	6,381	7⅝
	16,316	9,238	44,683	—

Sold, 58 per cent.

—	Quarters.	Price per Quarter.	—	Return per Acre.
		s. d.	£	£ s. d.
Wheat - -	5,172	20 5	5,285	2 6 11
Barley - - -	18,726	20 11	19,601	2 19 10
Oats - - -	2,023	14 1	1,432	1 14 2
	25,921	—	26,318	Average 2 16 11

Used, 42 per cent.

—	Quarters.	Estimated Value.	—	Return per Acre.
		s. d.	£	£ s. d.
Wheat - -	3,232	20 4	3,287	1 15 4
Barley - -	11,172	12 2	6,840	1 0 10
Oats - - -	4,358	13 3	2,891	3 9 0
	18,762	—	13,018	Average 1 8 2

Total Sold and Used.

—	Quarters.	Average per Quarter.	—	Return per Acre.
		s. d.	£	£ s. d.
Wheat - -	8,404	20 4	8,572	4 12 3
Barley - -	29,898	17 8	26,441	4 0 9
Oats - - -	6,381	13 6	4,323	5 3 3
	44,683	—	39,336	Average 4 5 2

These returns coming from holdings averaging over 500 acres, and comprising the best farmed land in the county, it may safely be assumed that the yield per acre is considerably in excess of that of the county generally.

Seventy-six returns give particulars as to the terms upon which the barley has been sold:—

34 show sales, by measure only.
22 ,, weight ,,
20 ,, both measure and weight.

Of the 16,933 qrs. included in these returns, 9,200 or 60 per cent. have been sold by weight. The bulk of the barley is reported as weighing no more than 14½ stone, another 1½ stone, or 10 per cent. extra having been added to make up the required 16 stones. In one case it took 245 sacks of four bushels to make up 216 sacks, 16 stones, a loss of 13 per cent.; in another, 109 sacks of four bushels to make up 100 sacks, 16 stones, a loss of 9 per cent. If half the barley has been sold by weight a sum of about 10*d.* must be deducted from the price per quarter, reducing it to 16*s.* 10*d.*

For the four months ending 26th January last, the average prices returned by the Norwich market were—

Wheat 20*s.* 1*d.* per quarter,
Barley 21*s.* 10*d.* ,,
Oats 13*s.* ,,

wheat and oats being practically the same value, as shown by the return; but in the case of barley, of which 38 per cent. has been consumed on the farm, the net return to the farmers proves to be 5*s.* per quarter less than the price as shown by the averages upon which the tithe rent-charge is calculated.

Sixty-two returns have been sent in as to the cost of growing wheat and barley, the average, exclusive of rent, tithes, rates, taxes, and interest on tenant's capital being 4*l.* 8*s.* 4*d.*

APPENDIX B. 2.

Notes of Public Meeting held at East Dereham.

Mr. R. T. Gurdon in the Chair.

The Chairman welcomed the Assistant Commissioner to the district.

The Assistant Commissioner stated the object of the meeting, and invited evidence as to the causes and effects of the depression, and any suggestions for the removal or mitigation of the grievance.

Mr. T. Hubbard said that the great cause of the depression was the dreadfully low price of produce. They had not much to complain of as far as breeding or grazing went, but that varied with the importation of foreign meat. What they had to complain of was the price realised by farm produce. Unless something could be done to increase the price of produce they must soon give up the cultivation of the land. Many would have to discontinue cultivating land for want of the means, and those who had a little money would fear to go on farming lest they should lose it. They wanted better prices for wheat and barley. Whether they were to be obtained by imposing a tax on foreign produce or by some other means was not for him to say.

Mr. B. Wilson said that the cause of the depression was too much ploughed land. Counties which had more grass did not feel the depression so much, though, of course, there was grumbling; but, as far as he could see, the grass county men were not taking much harm. In Norfolk they had so much ploughed land because they had all been brought up in one school, that of the four-course shift. The depression was due largely to the nursery of the four-course shift, which had been their ruin. Most of them leased a farm under the four-course shift. If they took a long lease they might for a little time get out of the shift, but they would have to come back to it. It seemed to him that if they could have freedom of cultivation it would be of great assistance to them. It was not reasonable to suppose they could get along if they were always compelled to grow the same number of acres of wheat or barley. They wanted to be able to shift their system quicker, so as to grow grass or corn just as each could be profitably grown. The best thing farmers could have was a law for absolute freedom of cultivation, and some would soon find out different ways to farm. As to the Agricultural Holdings Act, he did not believe they would ever get one worth anything. However good the clauses might be, the lawyers and land agents would beat them when it came to a dispute. Instead of an Agricultural Holdings Act the best thing would be a four years' notice to quit on the part of the landlord, and one on the part of the tenant.

The Assistant Commissioner asked the meeting whether they thought the four-course shift had been a cause of agricultural depression, and the general reply was "No."

Mr. T. Cranmer said that 13 years ago he took an occupation farm of 14 acres at Dereham, and after three years he took another of 70 acres, which he increased gradually until six years ago, when he took the Mid-Norfolk farm at Tuddenham, consisting of 208 acres. He kept careful account of the receipts and payments in respect of that farm for the five years. The balance sheet for 1892–3 showed the receipts to be 1,081*l.* 0*s.* 9*d.* for horses, bullocks, calves, sheep, swine, fowls, corn, milk, butter, eggs, an allowance off rent, &c. The payments included 390*l.* for labour, 109*l.* 13*s.* 8*d.* for tradesmen's bills, 244*l.* 11*s.* 9*d.* for feeding stuff, 21*l.* 10*s.* for artificial manure, 83*l.* 4*s.* seeds, and 350*l.* for rent, tithes, and rates. The result on the year's working of the farm was a deficit of 24*l.* 7*s.* 2½*d.* The five years' figures showed the result of the working of the farm to be a loss of 4*l.* 2*s.* 2½*d.*

A farmer: How are you going to live?

Mr. Cranmer: I have to live other ways, not by farming.

The Chairman: Is it first class land, because you seem to have paid a heavy rent?

Mr. Cranmer replied that the farm was considered one of the best in the district. The rent he had been paying was 34*s.* an acre, rent, tithes, and taxes. Though it was one of the best farms in the district, yet it did not pay. Another farm of 300 acres was entered on in 1882 with a capital of 2,000*l.*, and relinquished in 1893 with realised assets amounting to only 158*l.* 17*s.* 5*d.* The result of the 12 years' working of the farm was a sacrifice of capital to the amount of 1,850*l.*

Mr. Cranmer, who handed in the detailed balance sheets, said that the depression which commenced about 15 years ago began to be really felt about Dereham some eight or ten years ago. As an auctioneer, he had to sell off first the place of one gentleman and then his household furniture, for he had to go into lodgings. The small owner who was also the occupier felt the depression more than the farmer, because he could not get away. A gentleman bought 1,000 acres of land in the district, he put 20,000*l.* into the purchase, and borrowed the rest, but within five years he was unable to pay the interest on the capital, and so was obliged to sell out and leave the country.

Mr. Rix said that the Government were well aware that agriculture was in a most difficult and unsatisfactory state. The landlord and farmer were in anything but an enviable position, and it was said that the labourer would in turn have to suffer. The causes of the depression, in his opinion, were the unjust burdens placed upon the land, which was unable to bear them now, whatever it might have been able to do in times past. Another cause was lowness of prices. No one could grow wheat or barley at a profit.

Mr. Roots thought that a good deal of the depression was due to bad seasons as well as to bad times. This year they had a good show for crops, but the season went against them.

The Chairman said that low prices was really the principal cause of the distress. What remedies had anyone to suggest?

Mr. Rix suggested the extension of free trade all round, in religion as well as in secular matters. He did not want any duty on corn or anything else. What he meant by free trade all round was this: A tithe rentcharge was placed upon the land for a certain specific purpose. If that was appropriated to its legitimate purpose he could live as a farmer. The tithe he paid was 5*l.* on 18 acres which he owned. The tithe rentcharge should be removed from land or devoted to its original purpose, the maintenance of the aged and infirm in the shape of old-age pensions. The whole country was crying out for old-age pensions. Another remedy was the reform of the land laws by having a registration of titles, so as to make it as easy to buy a house or a piece of land as it was to buy a horse or a pig. Some time ago he bought a house for 80*l.* If it had been a horse the thing would have been settled there and then; but he had to go to a lawyer, and in the course of six months he was messed out of more money. They wanted land reform very badly. Then what he wanted was the removal of the bone of religious contention through disestablishment and disendowment.

The Assistant Commissioner said he had nothing to do with that question.

Mr. Farrow desired to see the introduction of a Pure Beer Bill. A tax should be put on to rice, maize, rye, barley, and sugar imported into the country; wheat and flour should come in free. Last year he paid 12*l.* or 15*l.* a week for labour; this year it had to be reduced to 5*l.* a week, because, as he was laying the land down in grass, he did not want so much labour. The consequence would be that labourers would soon be flocking into the towns, where the price of labour would go down.

Mr. T. Fulcher said he felt strongly on the point of a Pure Beer Bill. In Germany, the greatest beer-drinking country, one got a good beer of uniform quality because he found, on inquiry, that it was made only of barley malt, hops, and water. If a brewer used anything else he was heavily fined, and for a second offence imprisoned and the beer confiscated. Why should not the same thing obtain in England? What could be done in Germany ought to be, and

could be, done in England. This he knew from experience, because from 1850 to 1870 he used to buy, every October, 80 sacks of malt, and get hops to make beer, some of which he believed was then in existence. If any Government had the pluck to insist upon the brewers supplying the public with beer made as in Germany, agriculture would be benefited, because a better price would be given for the barley. At the present time the barley was worth scarcely anything. The taking off of the malt tax, which all clamoured for, had not proved to be the good thing it was expected to be. It was stated that 97 per cent. of the wheat sold in London was of foreign growth; and yet within 20 miles of London some of the best wheat-growing land in the country had gone out of cultivation. If ever we had war, and did not get our 97 per cent. of imported wheat, there would be an ugly squeeze.

Mr. Cranmer agreed as to the desirability of introducing a Pure Beer Bill. It would also be a good thing to remove the taxes off the land; but he doubted whether the manufacturing interest would agree to that. He suggested the putting of a shilling a coomb on malt made from foreign barley. They wanted free trade with the colonies, and fair trade with the rest of the world.

The Assistant Commissioner took the opinion of the meeting on the Pure Beer Bill suggestion, and found it to be unanimously in favour of the proposal.

Mr. Rowing suggested that imported manufactured goods should have a tax put upon them.

Mr. Roots said that agricultural machinery made abroad could be imported and sold to the farmers at a less price than it could be made in England.

Mr. B. Wilson said that was a good job for the farmers.

Mr. Rix said that Norfolk paid as land tax five or six times more than any other county, and the tax ought to be readjusted.

The Chairman agreed, but he did not think the readjustment of the land tax, though it would benefit the landlords, would be of much use to the farmers. But rates and taxes altogether pressed very heavily on agriculture.

Mr. Rowing urged that a remedy for low prices would be the putting of a duty on imported manufactured goods.

The Assistant Commissioner took the opinion of the meeting on that point, and found it expressed its general approval of the suggestion.

Dr. Taylor said that he had found some brewers made use of all kinds of seeds in the making of beer, and also the lowest class of sugar. Only a Pure Beer Bill, and not a tax on foreign barley malted would prevent that.

Mr. Rowing said that the brewer should be made to specify what the beer was brewed of, that the public might know what they were buying.

Mr. Gurdon said that was the object of a Bill introduced into Parliament with his name on the back of it.

A committee, consisting of Messrs. Hubbard, Hastings, Vincent, Hudson, Merrison, Cranmer, Webb, Rix, and Nelson, was elected to confer with the Assistant Commissioner.

APPENDIX B. 3.

Notes of Public Meeting held at North Walsham.

Mr. E. G. Cubitt in the Chair.

The Assistant Commissioner having invited evidence and suggestions—

Mr. G. Cobon said they were suffering from a very low price of corn. What was the remedy for that he could not say. But he thought that under the present circumstances a tax upon foreign barley would be of great service, and likewise a Pure Beer Bill.

Mr. Blanchflower had no doubt a Pure Beer Bill would be an advantage. He had failed to see the good that had resulted from the repeal of the malt tax. He proposed that instead of a duty on beer there should be a duty on malt. Brewers now made beer from anything they pleased—sugar, treacle, coculus indicus, and quassia. Then the way the tithe average was taken was objectionable. A good deal of the small corn never went to market to enter into the price, so that the average was only taken on the best corn, and that after it had been sold twice over.

Mr. Ballett contended that the return for the averages ought only to be made on the corn as bought of the grower. When the merchant sold it the price was plus the carriage, which would be 4*s*. or 5*s*. per quarter. That additional cost ought not to be taken into consideration. The Pure Beer Bill was a wide question. It was good and right to have a Pure Beer Bill; but they wanted to prevent brewers being able to make a concoction of malt, hops, and other things and selling it as beer. If they made beer from sugar and other things than malt and hops only, it would be a concoction which people would buy, and it would not help the farmers.

The Chairman said that if a duty were put upon foreign barley brewers would be driven to use malt substitutes. Would not the case be best met by putting a duty on foreign barley, and then putting a higher duty on whatever beer was made from malt substitutes instead of from malt and hops? They did not want any alteration like the re-imposition of the malt tax, which would do nobody any good.

Mr. Wenn said that if foreign barley were taxed foreign malt must be taxed as well.

Mr. Blanchflower failed to see what good it would do to tax foreign barley, because he had always understood that whatever the duty might be the consumer had to pay it.

Mr. Sherringham did not agree with Mr. Blanchflower. The price of beer was the same now as when barley was 25*s*. or 30*s*. per coomb. There ought to be a tax on foreign barley. He knew protection in any shape or form was said to be impossible; at the same time he felt strongly that such a thing ought to be done.

The Assistant Commissioner took the opinion of the meeting on the question of taxing foreign barley, say, at 5*s*. to 10*s*. per quarter, and only four present dissented from the proposal.

Mr. Ballett said that a distinction should be drawn between barley imported for malting and barley imported for feeding purposes.

Mr. Wenn said that it would be difficult to make the distinction.

The Chairman reminded the meeting that Mr. Read said at the Chamber of Agriculture that nine-tenths of the barley imported was used for feeding purposes in the midland and southern counties, which would rather make a fuss if they found Norfolk people wanted to put a 10*s*. duty on their feeding barleys.

The Assistant Commissioner took the opinion of the meeting as to the drawing of a distinction between malting and feeding barley. There was a slight majority in favour of making the distinction.

The Assistant Commissioner asked for the opinion of the meeting on a Pure Beer Bill. Did it mean that a brewer should be prevented from using anything but malt and hops, or did it mean that if they used anything besides malt and hops they should be compelled to declare it?

Mr. Press.—Compel them to brew from malt and hops.

Mr. Blanchflower thought that they ought to have a Pure Beer Bill requiring beer to be made of malt and hops.

The Chairman asked how they would be prevented making a beverage and calling it something else than beer.

Mr. Wenn said that if they were made to call it what it really was and not beer, people would not drink it.

The Assistant Commissioner gathered that the meeting was in favour of beer being only made from

malt and hops. Next he asked for an expression of opinion on the question of the taking of the corn averages.

Mr Blanchflower said the grower would be the proper person to make the return.

Mr. Walker concurred that the grower ought to make the return, and not the merchant.

The meeting expressed its opinion that growers of corn should be compelled to make a return of all they sell, and that on that return the tithe averages should be based.

Mr. R. Wortley said that it would be a benefit to have Canadian store cattle introduced into the country. He suggested that Canadian store cattle should be introduced into this country without being slaughtered at the ports.

Mr. Cobon supported Mr. Wortley's proposal. They had facilities for grazing store cattle of all descriptions, and they wanted the cheapest and the best they could get. Ireland insufficiently supplied their requirements. Canadian cattle had been proved to be good, and as there had been no pleuro-pneumonia in Canada for several years, they wanted to know why they should be deprived of them? They had been brought into Norfolk to their advantage, and they ought to come again.

The Assistant Commissioner said it was hardly correct to say there had been no pleuro-pneumonia in Canada. Cattle had not been allowed to come in from Canada, because it was found that they had pleuro-pneumonia when they were landed.

Lord Wodehouse asked whether it was not the fact that if the Minister of Agriculture was satisfied there was no pleuro-pneumonia in Canada these beasts would be allowed to come?

The Assistant-Commissioner.—The Board is acting under an Act of Parliament in keeping Canadian stores out.

Lord Wodehouse did not believe in the method adopted of trying to detect pleuro-pneumonia.

The Assistant-Commissioner desired an expression of opinion of this subject, which no doubt affected Norfolk.

Mr. Bugden said that it was impossible to exaggerate the importance of this matter to Norfolk graziers. They were paying about 2*l.* more for their stores than they ought to pay, and more than they would pay if Canadian cattle were admitted into the country. If there was such extreme difficulty in distinguishing a case of pleuro-pneumonia the Board of Agriculture ought, under the circumstances, to allow bullocks from Canada to come into Norfolk and Scotland, the two parts of the country where they were wanted, making what regulations they pleased as to keeping them until they were to be sent away for slaughter.

The Assistant-Commissioner.—What is the price of stores for winter feeding compared with two years ago?

Mr. Wenn.—It would depend on the size of the bullock.

The Assistant-Commissioner.—It is a statement of great importance that it costs 2*l.* more to buy bullocks because of the absence of Canadian stores. I should like to have that statement supported by evidence. Does it cost you 2*l.* more than it did two years ago, when Canadian cattle came into the district? ("More than 2*l.*")

Mr. Bugden.—If Canadians were admitted we could go and buy cattle 2*l.* a head cheaper than we do now.

A farmer said that he paid 2*l.* a head more for small bullocks and 30*s.* a head more for big cattle than he did two years ago.

The Assistant-Commissioner was asked to put the question that Canadian stores should be introduced into Norfolk without being slaughtered at the ports.

Mr. Press.—Only this parish. (Laughter.)

Lord Wodehouse asked whether Suffolk was to be left out, and suggested whether it would not be better to suggest that Canadian cattle should be allowed to be introduced into all grazing counties.

This proposal was put to the meeting and was not dissented from; but further conversation took place, and it was suggested that Canadian stores should be allowed to be introduced into Norfolk and Scotland. Only two or three were in favour of this, and eventually the general opinion resolved itself into a proposal that they should be admitted into Norfolk.

The Chairman asked that the opinion of the meeting should be taken on the point, "That the prices of many "articles are unfairly depressed by the competition of "countries that have a silver currency owing to the "fall in the value of silver."

Mr. Bugden did not think anyone understood it.

Mr. Cobon was of opinion that the monetary system throughout the world ought to be equalised through the medium of an international conference.

The Chairman explained that a short time ago a relative of his from the Argentine Republic told him that they could grow wheat there at a profit. They took our sovereign, and instead of getting five dollars for it they got about 10 dollars in silver, which they turned into something like 20 paper dollars. They paid a labourer a dollar, 4*s.*, which served his needs, and that was equivalent to 1*s.* of English money. The corn grown with that low-priced labour could thus be sold in England at a profit. That was unfair competition.

Lord Wodehouse said that because the Argentine Republic could not get credit they resorted to this kind of business. He opposed the suggestion.

The meeting, however, by a large majority agreed that an international conference should be promoted with a view to obtain an equal monetary system throughout the world.

Mr. B. Ling, jun., proposed that a tax should be imposed on foreign flour.

Mr. Bugden said it would be simply a Miller's Relief Bill.

The meeting rejected this by 22 against 17, many not voting.

APPENDIX B. 4.

Notes of Public Meeting held at Loddon.

Sir R. Beauchamp in the Chair.

Meeting held in the evening, about 150 present, including many labourers.

The Chairman, in opening the proceedings, said it was their duty to do all in their power to assist and give the best possible evidence in the present inquiry. There were two things he wished to strongly urge, viz., a Pure Beer Bill and a tax on imported flour.

The Assistant-Commissioner invited evidence and suggestions.

Mr. H. J. Waters said even a little relief would be greatly appreciated, and first he would suggest that there should be a considerable lightening of the burden of rates, taxation, and tithe, which all pressed unduly upon land. Farmers as a class were much more heavily rated than traders, and in the present condition of things they could not afford to continue to pay such heavy rates and taxes. If the receipts of the farmer could not be increased then the next best thing was to try to reduce the expenditure. Another important question for farmers and graziers was the urgent need of more store cattle in the country for winter feeding. The Canadian markets, on account of pleuro-pneumonia, had now been closed for two years, in consequence of which the farmer here was suffering to the extent of 30*s.* to 2*l.* per head for their stores. He proposed "that in the opinion of this meeting the importation of "store cattle from Canada and other countries was of "great importance to Norfolk graziers, and earnestly "desires the Board of Agriculture to consider the "feasibility of admitting them from some districts, "and if necessary to subject them to quarantine before "shipment."

This was carried unanimously.

The Assistant-Commissioner pressed the point as to whether the graziers present were of opinion that the

loss upon store cattle, in consequence of the closing of the Canadian markets, was as stated by Mr. Waters, and the replies were in the affirmative.

Mr. Waters then referred to the question of a light railway for the district, which was received by the meeting with much enthusiasm. He said the great want in that district was some means of communication with Norwich and other towns in the neighbourhood. If the railway companies could not act it was certainly a matter in which the State could very properly interfere. The cost of the construction of such a railway as he had suggested would not be heavy, and it would be of an immense service to the district, not only to agriculturalists, but to the community at large.

Mr. Leman observed that the question urgently needed the attention of the Government. The line, if constructed, should be of the 4-foot gauge, so as not to necessitate any transhipment of goods.

The Commissioner inquired at what distance was the nearest railway station, and was informed that Loddon was five miles from everywhere.

Further inquiries elicited that Loddon is distant from Beccles six miles, Brook six miles, and Trowse nine miles. The nearest stations, Gelston and Gillingham, are across the Yare.

The Chairman said he had often approached the Great Eastern Railway Company upon the subject of a line from Norwich to Loddon and on to Beccles. It was a matter in which he took a deep interest, but he was afraid the company would not make the attempt. The chairman of the company had told him on several occasions that not a single branch line in the county was now paying its way. At present he believed there was some idea of a goods railway. He thought the question of a light railway was one which should be placed strongly before the Government. In the course of further discussion it was stated that the landlords in the district would place every facility in the way of the undertaking.

Colonel Freeland said farmers were in many cases losing all their capital, and in order to obtain ready money corn had to be placed on the market when it was damp and a poor sample, and stock sold before it was in a fit condition for the butcher. As a remedy for these evils he suggested the advantage of a three months' credit system. He was quite aware that this was done now privately in many instances, but he thought it should be a recognised system throughout the county. He, therefore, moved "That the Board "of Agriculture make such arrangements with country "bankers as will enable them to extend generally a "system of credit to farmers by three months' notes "of hand or promissory notes for value received; the "signatures of the giver and receiver of such notes to "be a guarantee that the exchange of goods thus "effected is bonâ fide."

Mr. Mickleburgh thought the idea could be made workable, and the time might be extended to six months.

Discussion followed, and most of the speakers failed to see where there could be adequate security.

Mr. Waters said personally he should like to see less of the deferred payment system.

The resolution was then put to the meeting and lost, only a very few voting either way.

Mr. Capon said they were urgently in need of some immediate relief, or many farmers would be entirely ruined.

Mr. Punchard, a large farmer, said that every penny of his money would be gone unless there was immediate relief. He was engaged largely in heavy land farming, and it was impossible to make it pay at present prices. In a few weeks he was afraid there would be a large number of unemployed labourers, not because there was no work to do, but because there was no money to pay them. He complained that he could not brew beer for his men without paying a tax. He also complained of the school board rate. Sparrows ought to be kept down by a charge on the rates. Rats also ought to be killed in the same way. He suffered from them because his neighbour did not kill them.

The Chairman moved that the Government be asked to pass a Pure Beer Bill.—Mr. W. R. Riches seconded, and it was supported by Mr. Cossey, who thought the object could be effected by an extension of the Food and Drugs Act.—The resolution was carried unanimously.

A proposal for a tax on foreign malting barley was also made by Mr. W. R. Riches, seconded by Mr. A. C. Sadd, and carried by 20 to 12.

Mr. Waters said he had a further suggestion to make, which, if carried into effect, would do more good than all the others put together. Whilst holding that the principles of free trade had been and were still the best for this country, the position of the agricultural interest at the present time was so critical that many farmers could not possibly go on, and he moved the following resolution:—"That, to prevent wheat "going out of cultivation almost entirely, thus making "the nation wholly dependent upon foreign supplies, "a bounty should be given from Imperial funds upon "all acres sown with wheat, sufficient to make a return "to the farmer of 6*l.* per acre, based upon the average "price of the year, and calculated upon a yield of four "quarters per acre." He said it was imperative that something should be done, or wheat would go out of cultivation altogether.

Mr. West, who seconded, said the cost of growing wheat was nearer 6*l.* 10*s.* per acre than 6*l.* The resolution was supported by Mr. Packer, who said that such a proposal was only a means of national insurance, and carried with only one dissentient.

The Chairman remarked that this was a most serious question for the labourer, as it was calculated that every 100 acres of land laid down meant a loss of work to four labourers.

Mr. Punchard said that the corn averages were unfair, because they took no account of the dross corn.

Others taking this view, it was resolved unanimously that the corn returns should be made by growers.

Mr. Leman said the Land Tax required to be readjusted in view of the altered condition of affairs in Norfolk since it was imposed.

Complaint was made that railway rates are excessive.

One person stated that rents were too high, he himself paying 25*s.* per acre for a small quantity of land.

APPENDIX B. 5.

Notes of Public Meeting held at King's Lynn. About 70, mostly Farmers, present.

The Mayor of King's Lynn in the Chair.

The Assistant Commissioner stated the object of the meeting, and invited evidence of suggestions.

Sir W. Ffolkes said he could only speak from a landlord's point of view. He had prepared certain statements which he had laid before the Commissioner for his private use, but he thought he might make it known to them that it was simply a statement from a landlord's point of view pointing out how different their position was now to what it was in 1872, when everything looked more prosperous and when tenant farmers and the agricultural interests, including the labourers, were in a much better position than they were at the present time. As far as the landlord's position was concerned it was between 40 and 50 per cent. worse in West Norfolk than in any other part of the county; while in Marshland and Downham it was from 40 to 30 per cent. worse. Landlords had lost on their net incomes during the past 10 years, and this had been more noticeable on those possessing light lands. In quoting those figures, he must remind them that he spoke of an estate which was never rack-rented, for in his predecessor's time he believed all the tenants paid a fair rental and were not over-rented. He mentioned that fact simply to show the actual loss he had sustained since he had succeeded to the property, and that there had been a decrease of something

like 30 or 40 per cent. in his income during the last 22 years. Most of the country houses were shut up, or if they were occupied, they were not occupied by owners. West Norfolk was really now one of the most unfortunate counties in England so far as agricultural depression was concerned. How was it to be remedied? It was all very well to talk about bimetallism and protection and duties on barley; but until they could agree upon one wise remedy for their depression, they would go on as they were. (Hear, hear). They in West Norfolk thought it would be a very good thing to have a duty on foreign barley, and it was mentioned at the Chamber of Agriculture meeting; but it was there stated that in East Norfolk they wanted barley as cheap as they could get it for feeding stuff. How on earth were they going to adopt some remedy which the whole of England would not agree to?

Mr. Everitt said he thought Sir W. Ffolkes was mistaken with regard to East Norfolk objecting to the duty on barley, it was the Midland counties.

Sir W. Ffolkes said he alluded to what took place some years ago. He made some remarks with regard to levying a duty on barley at a fat stock show dinner at Lynn, and he would not say it was in consequence of any remarks he had made, but it was discussed at Norwich, and he was informed by those who attended the meeting that East Norfolk was against it.

Mr. Everitt said they might have been against it then, but they were in favour of it now.

Mr. Hill asked if any experiments had been made with the idea of substituting other forms of culture for corn, which it was now admitted could not be produced at prices to pay the farmers. Some landlords had let their estates to persons who had cultivated enormous quantities of game. There were those who held it to be possible that if the landlord treated himself more like a shopkeeper he would make more out of the land than by believing in the old traditions of the past of merely growing wheat, barley, and turnips. He only spoke as an outsider, but he thought the point was worth raising. He was rather surprised that the Mayor, as an auctioneer, should express his sorrow at the depressed state of agriculture, because it brought under the hammer a considerable number of estates.

The Assistant Commissioner asked the speaker if he had any suggestions to make.

Mr. Hill said he thought a complete system of free trade in land would lead to a much larger number of experiments being tried in land, and that the present entail system should be abolished. Free trade and general shopkeeping in agriculture was very largely interfered with by the difficulty of transferring land.

The Assistant Commissioner said Mr. Hill's first suggestion was a change of crops, and now he had gone on to the transfer of land.

Mr. Hill said the first change he would suggest would be a larger production of game.

The Assistant Commissioner: You suggest that corn should be given up and game take its place?

Mr. Hill: Game on the poultry system. Rabbit warrens and other industries could be introduced.

Mr. Ream said, with regard to brewers using foreign barley, he might say that there was a time when it was impossible for them—he was speaking now as a brewer—to use English barley, because if they did they could not get their beers bright, and unless they could get that they could not sell the beer. Personally he always preferred to purchase the English article whenever he could.

Mr. Hill said he was simply contending that the brewers only bought in the cheapest markets as the tradesmen did.

Mr. Oldman said game farming had been tried and had proved a failure, and he did not think many tenant farmers would agree with him that that would be a very desirable remedy. In his opinion, the present game system ought to be abolished. Make the trespass laws as strong as possible, but he would give the tenant farmers a great deal more interest in anything that was grown, including game.

Mr. Newcombe Wright said he thought they had to consider the question of remedy. He took entirely the tenant farmer's point of view, and he said if they found a remedy for the tenant farmer, they would in fact find a remedy for the landlord, for he was sure there was nothing that gave a man like himself more pleasure than to be in a position to meet his landlord with his money, and that was a thing they had not been able to do lately. The least they ought to demand was absolute freedom in the cultivation of the land and free sale of all descriptions of produce. They wanted also in any matter of dispute arising as to the fairness of rent, some independent jurisdiction which should decide the question without bringing the tenant into open rupture with his landlord. They wanted to be able to use the Agricultural Holdings Act without having bogus claims for dilapidation brought against them. He thought the poor and the roads ought to be maintained out of the Imperial exchequer, and they wanted the transfer of land to be made much more easy and inexpensive, and all taxes and burdens on the land to be readjusted, especially the tithe. But the greatest grievance was that one that Lord Coventry pointed out, that the foreigner had the free run of our markets while he was not called upon to contribute towards the taxation of the country. The British farmer had to provide the entire cost of maintaining the assured and profitable outlet for his opponent's produce.

The Assistant Commissioner said he would like the meeting to consider the points one by one. The first point was as to free cultivation and freedom of sale of produce.

A voice: I think the majority of us already have that.

The Assistant Commissioner: Is that the view of the meeting?

Mr. Warren: I believe I have for one. I have lived in my place for eight years, and I have seen my landlord down there only once, and when I see him in the street he does not know me, so I do not think he interferes much with me as to how I farm my land.

The Assistant Commissioner: You are a yearly tenant?

Mr. Warren: Yes, sir.

A show of hands was then taken as to the desirability of giving tenants freedom of cultivation and free sale of produce, and the votes were about equal for and against.

Mr. W. Thompson said in the Marshland district they had nothing like freedom of sale. They could grow what they liked practically, but could not sell it. He thought Sir William Ffolkes would agree with him on that.

Sir W. Ffolkes said there were under the old understanding, certain regulations about selling straw and hay, but they had not been very strictly carried out.

Mr. Thompson: They are entered as an item in our contracts.

Mr. Parsons said that as Sir William Ffolkes had been pulled up, he must certainly say that he had been one of his tenants, and he had been allowed to do exactly what he liked in the shape of cropping, or in the sale of anything he might grow. He quite agreed with Mr. Newcombe Wright in the sense in which he had put it; but at the same time, although he ought to be allowed to do what he liked, and grow what he liked, and sell what he liked, the landlord ought to be able to say that if his land was not in a proper state of preservation that restrictions should be taken at once.

The Assistant Commissioner said the next question before the meeting was "We want also in any matter "of dispute arising as to the fairness of the rent "some independent jurisdiction which will decide the "question without bringing the tenant into open "rupture with the landlord."

Mr. Elwes said he did not think that would meet with the approval of the meeting. If a landlord and tenant could not settle their grievances between themselves no arbitrator could do it.

Mr. Parsons said there was a time some 25 years ago when there was really a necessity for a land court, but at the present time there was no doubt that the tenant farmer had got the whip hand of the landlord, and he could do practically what he liked, as the landlord dared not tell him to go for fear of him not being able to find another tenant. A landlord must lose not only the land, but in all probability more than the land, so a landlord had much better have a farm kept in a poor state of cultivation than have it thrown upon his hands.

Mr. Hill asked the Assistant Commissioner to take the opinion of the meeting on the abolition of tithes.

The Assistant Commissioner said he must take one question at a time. They already had a proposition before the meeting.

Mr. Oldman asked if it was not a fact that they must not lose sight of that, many of the grievances had arisen because the tenants could not get at the landlords. There had been too much of the agent and middleman.

The Assistant Commissioner then put the question as to an independent jurisdiction with regard to rents, and declared it lost, only three voting in favour of it.

The Assistant Commissioner said the third point was as to bogus claims under the Agricultural Holdings Act. He would observe that injury to the outgoing tenant did not come from the claim, but from the decision of the umpire. It was not the amount of claim which injured the tenant, but the amount which was awarded against him. The proposer did not seem to have borne that in mind, but he should be very pleased to hear any suggestion with regard to the amendment of the Act.

Mr. Hamond: Does he mean by this that any improvement is to be paid for by the landlord and none by the tenant?

Mr. Wright: I mean exactly what I say in that paper. We know what bogus claims are.

Mr. Freuer said he had had 20 years' experience of claims under the Act, and as an agent for a large property he had had a good deal to do with the Act. They would remember that when the Act was first brought out it was not compulsory, and the landlord had power to contract out of the Act. If a tenant could make any claim good he ought to be paid, and he for one did not contract out of the Act in any one case. (Hear, hear.) He was surprised to see that Mr. Clare Sewell Read found so much fault with the present Agricultural Holdings Act. It was a good Act for a good tenant. A tenant should be paid for his improvements, but if a bad tenant made a claim against his landlord, his landlord should have justice as much as the tenant. He thought a few improvements might be made in the Act, but he did not think that a very large remedy for the present depression of agriculture.

Mr. Hill asked if the expenses of agency did not bear upon the question of agricultural depression. A large quantity of the money was taken by the agency system.

Mr. Pratt said he would like to say a few words as to the advisability of employing agents. He could agree with a good deal that had been said, but it seemed to him that one of the difficulties in regard to the question was in the first place the landlords of Norfolk—and this was one of the reasons why they did not make so much of their land as they might—had too much trust in their agents, and did not attend sufficiently to their own business. He believed in Norfolk there was accommodation land that could be let in such a way that the people who hired it could make money of it, but it was not so let. The land remained in large holdings, and it was not the agents' interest that it should be. Agents were only human, and it was not to their interest to look about and see where the demands for land were, and he believed there was a loss to the community on that. With regard to the amounts paid for valuation, he did not know whether that entered into the present discussion.

The Assistant Commissioner said he thought the point under discussion raised the whole question as between incoming and outgoing tenants.

Mr. Pratt said what appeared to him to be a very great evil, and one from which they suffered, was that there was a growing tendency amongst Norfolk farmers to increase the amount of the covenants which were to be paid to the outgoing tenant. It had always been held that the covenants should be below the consuming prices; but it appeared that the valuers, who were an irresponsible body, were increasing the value of covenants, and this increase was a distinct drawback to agriculture at large, because it prevented free trade in land. It had come very much before his notice during the past five or six years, and he had found, and figures had supported his view, that incoming tenants had said, "I am very sorry, but these covenants are very "much too heavy, and I cannot take the farm." He heard of an instance in East Norfolk a few days ago where a man would not take a farm because the covenants were worth so much more than the value of the consuming prices. They must vary, because if a bullock was worth less, the stuff to feed him must also be worth less. Landlords had some difficulty in letting their land, and it militated very much against the traffic of land if there was to be a fine put on the incoming tenant. He thought there was some truth in what he had said, and that there ought to be some arrangement made that there should not be this new tenant right created—as he believed it to be—because he believed that it militated against agriculture.

Mr. Everitt said, if they were to have a reduction they had better have it now, because they were mos of them likely to be outgoing rather than incoming tenants.

The Assistant Commissioner said he should like to know whether the meeting thought that incoming tenants, as a rule, got the value of what they paid for on entry.

Mr. Freuer said that must depend on the market price of bullocks or sheep. Last year hay was worth more and there was a large profit, but this year it was the other way.

Mr. Martin said they as agriculturists were very much like drowning men, all catching at straws, one suggesting one thing and one another. They had for many years been in the happy condition of having a lot of advice tendered to them, and that gratis. (Laughter.) The gentleman sitting opposite him (Mr. Hill) had tendered them a lot of advice and recommended game cultivation.

Mr. Hill: As poultry, not for sporting purposes.

Mr. Martin said the main thing was that unless they got better prices for their produce when it was grown one of three things must happen. Either the land must go out of cultivation, the prices must be enhanced, or the growing of corn in this country must be given up. If that was so, what was to become of the agricultural labourer? He cultivated largely, and he had sold wheat this year at 7*s.* 6*d.* and got eight coombs to the acre. That was 3*l.* an acre, and it cost him 1*l.* 1*s.* an acre to get it harvested, leaving him 2*l.* an acre. How were things to go on like that? But were they to sit down and see the whole of their property swept from under them like dummies? He said "No." Now was the time to speak and some remedy must be devised. He could not say what that remedy was, but unless something was done they would be ruined. Somebody had said something about the valuations. He had come to the conclusion on that matter that when a tenant was going in he complained about the high value, and when he was coming out he thought it too low. But, as he went in so he must come out; that was fair each way. It was no good expecting protection, but he did think at the present time they might look for some small remedies, and one that he would suggest was in the direction of railway rates. If he was rightly informed from Southampton Docks to London the charge for carriage of commodities was 10*s.* per ton less than from London to Southampton Docks. That meant 1*s.* a coomb, and that when the price was 7*s.* 6*d.* was something. That was one thing he would like to see altered. Then he would like to see the poor rates, highway rates, and other charges made Imperial charges. Instead of having their burdens relieved, they were having extra burdens put on them. Another point he wished to refer to was a very delicate one—that of the tithes. He did not wish to rob any man, but he did object to the way the figures were taken. If he took his own market (Ely) he found frequently the return for wheat was 3*s.* a quarter less than the average throughout the country. He found barley 8*s.* and 10*s.* a quarter, and yet the tithe was taken, or based, on the average for the whole country. Then the return was made by the merchants, and very likely the same quantity was dealt with two or three times. It only ought to be returned once, and that by the grower, and the tithe ought to be based on the price in the locality and not on the average of the whole country. In some parts of the country wheat was higher, and he did not see why they should pay the tithe on the higher scale when they were selling on a lower. But the whole question was summed up in this, that unless they got higher prices for their corn when it was grown they would all go to ruin.

Mr. Snodgrass said he did not think it would be said of him that he was a large landlord, and, therefore, he did not think it could fairly be said that he occupied too much land, the land which he occupied being only about 75 acres at Terrington. When he made up his return for the Income Tax Commissioners from Michaelmas 1892 to Michaelmas 1893 he found that the loss he had sustained and which the Income Tax Commissioners allowed upon was 105*l.* 2*s.* 1*d.* The matters that he dealt in were fairly representative, including cattle, sheep and wool, corn, pigs, and fowls. Those were the principal products. The sheep realised some profit, and the profit on the pigs amounted to 97*l.* 9*s.* 1*d.* The total amount of corn, independent of that which was consumed on the farm for the horses, cattle, pigs, and poultry—in other words, what was sold off the farm—realised 87*l.* 7*s.* 1*d.* The fowls only

fetched 13*l.* 1*s.* 5*d.* Deducting the labour and the price of feeding stuffs taken on to the place, cake, manure, rates and taxes, and allowing 50*l.* for the 75 acres, the total loss sustained during the year was 105*l.* 2*s.* 1*d.* as he had already said. Now came the remedy. Some of the gentlemen present had suggested one thing and some another. He was only a small owner, but it had been the result of many years' industry and hard work, and he did not wish to be swept entirely away. He had perfect liberty in any shape or form to dispose of anything as he liked, owing to the land being his own. He had spent about 10*l.* an acre on the land in improvements, such as under-draining and improving the soil. The rates, taxes, and tithe were what they had to look to. If they took the tithes, the Tithes Commutation Act was repealed in 1836, some 10 years prior to the repeal of the Corn Laws, and that year there was something like 15*s.* 9*d.* duty on imported wheat, and that was included at the time the tithes were valued and assessed and placed as they were at present. He contended that that, at any rate, ought to have been done away with immediately the Corn Laws were passed, because it had been a burden. It was taking 15*s.* 9*d.* out of their pockets for every quarter of wheat that was grown. The rates included land taxes and the ordinary rates in the parish. The land that he owned was valued many years ago by a very old firm of valuers, and it was valued for assessment purposes at 97*l.* 12*s.* 6*d.*, but since then he had added three acres to it, so it would really be worth just over 100*l.*

The Assistant Commissioner: How many years ago is that?

Mr. Gagen: Something like 30 years ago. Those on this side are different, every acre of land in Marshland was valued.

Mr. Snodgrass said he was going to suggest a remedy on the rates. Their assessment was laid many years ago on all that land, the rental of which would not come up to it at the present day. To put the land of England in anything like the position it used to be they must do like their Colonies did abroad. In Canada and the United States the rates and taxes seldom exceeded 2*s.* in the £ per acre. He had a conversation with a man from the Colonies some time ago, and he told him that his total rates only amounted to 3*s.* 8*d.* There was 2*s.* 2*d.* for maintaining and extending the roads, and 1*s.* 6*d.* an acre for the police. There was no poor rate, no land tax, no tithe.

Mr. Oldman said he would suggest that they should go a little further in that meeting with regard to the tithes, and suggest that they should be diverted to a more public purpose. These local rates hit the agricultural interests more than they did any other interests, as the trading interests did not pay so large a proportion to local taxation as agriculture. He thought the tithe should be diverted to a more public object.

Mr. Bunting said the tenant did not pay the tithe at all at the present time, and the whole thing was in a nutshell. So long as they had large foreign supplies and no protection they would have bad prices for their corn. Something had been said about sport, and he thought if the tenant had the opportunity to have a little sport sometimes it would not do him any harm. The next thing for them seemed to be the workhouse. They talked about closing all the workhouses, but he thought they would have to be kept open for broken-down farmers. It was not valuation, or covenants, or the rates; that would not help them a bit, he did not believe. It was protection they wanted in some way or other.

Mr. Pratt said they were met there as business men, and he did not expect what he had to say would appeal to the gallery. It was no use coming there and asking, as some did at the bottom of the room, for protection. They were only one-fifth of the population, and was it likely or reasonable that they were going to have their interests thought of when the other four-fifths would not have a dear loaf, and would sanction nothing to increase the price of grain? It was impossible that they could get it.

Mr. Sudbury suggested that the Government should allow them a bounty on that which they were bound to grow to feed the people in the same way as Germany dealt with sugar.

Mr. Brown (Marham) said he hoped as soon as the Assistant Commissioner could put the suggestions he hoped he would allow them to depart. He agreed with nearly all that had been said by Mr. Martin. It was no use, as Mr. Pratt had said, trying for protection, but they might suggest certain remedies which would alleviate their position to a certain extent. He was afraid that all of them would only be a slight alleviation. But more especially did he agree with Mr. Martin with regard to the railway rates. They were of the greatest importance to them. It must be wrong to charge more for British grain than for foreign. There were other matters that would be of use to them, a Pure Beer Bill, that butchers should not be allowed to sell foreign meat as English meat, and a duty on foreign flour. That would be no interference with what was now called free trade, because it would simply be a duty on a manufactured article. They did not think it any use asking for a duty on the raw material, but they might have it on the manufactured article. That would mean that the flour would be manufactured in our own country.

Mr. Hamond said he would like to say one word on a question discussed in East Norfolk. East and West Norfolk were as different as chalk and cheese. One idea suggested for the benefit of East Norfolk was that Canadian cattle should be imported. The western side of the country was a breeding country. In the east the people bought a few steers, and if they were diseased they could easily kill them and get compensation; but if they got disease imported into West Norfolk it would be a very serious matter indeed. He would like to move that that meeting did not endorse the opinion of East Norfolk that Canadian cattle should be imported.

The Assistant Commissioner said they ought to take the opinion of the meeting on the various points raised, and they might clear up the last point first.

Mr. Hamond's proposal, "That this meeting does "not endorse the opinion that Canadian stores should "be introduced into this country," was put and carried unanimously.

The Assistant Commissioner said the next point on which he wished to take a vote was that as to the Agricultural Holdings Act.

Mr. Tallent said what was objectionable were the arbitrary conditions put in by the valuers. A more conscientious and more honourable body of men did not exist; but they, like others, were fallible, and they interpreted the Act according to their own views. He said the Act, if amended and made a strong Act, was a very good one for the present existing body of tenant farmers, and they had nothing to do with the tenant farmers of the future. Valuers had altered their scale for compensation during the past eight years, and he thought a scale should be settled for the whole county by Act of Parliament. Then there was the incidence of the poor rate. That was now most unjust to the owner and occupier. Tradesmen did not pay anything like as much as farmers. The poor rate ought to be a national charge and leave the district to bear its own district charges. He quite agreed that protection was as dead as a door nail.

The Assistant Commissioner said he thought the point resolved itself into this: That a scale for valuations under the Agricultural Holdings Act should be fixed for the whole county.

Mr. Wright said he thought that met the case better than his suggestion, and he would withdraw his proposal.

The resolution was carried unanimously.

Resolved, "That the poor and the roads should be "maintained out of the Imperial Exchequer."

Mr. Pratt pointed out that tradesmen were not rated so high as farmers, and said over a large part of Norfolk, where there was no hard and fast schedule A, it was the custom or the tendency for the members of different assessment committees to raise the assessments of other people so that they might in effect lower their own, and they could find that out by inquiry.

Mr. Martin said personal property ought to be taxed.

Mr. Parsons said he was not able to vote for the poor rate going to the imperial taxation, because he was afraid that it might be a burden to agriculture. If the poor rate was paid out of imperial funds it would extend over the whole kingdom, and farmers would be called on to bear the cost of the poor in the large and populous cities. He should hesitate very much before supporting a national poor rate. In the Wisbech Union they only had one small borough, but that added considerably to the poor rate throughout the district.

Mr. Brown: Mr. Martin, I think, meant that each should contribute according to his ability.

Mr. Martin said some had a million a year of personal property and did not contribute anything beyond what they were assessed on their house, and if that

money was brought to bear in their returns it would help them very much.

The next point put to the meeting was as to the unfairness of preferential rates on foreign produce, and that was unanimously agreed to.

It was agreed that the corn returns in respect to tithe ought to be made by the growers, and that the average should be based on the price of corn in the locality.

The Assistant Commissioner said it was suggested that there should be a duty on foreign flour, but before that there was a suggestion that there should be a bounty on the growing of wheat. He would take a vote on the latter first.

No one voted for the proposed bounty on wheat.

Mr. S. Bunting said he would suggest that there should be a duty not only on foreign flour, but on all manufactured goods.

Mr. Parsons asked, what was the difference between duty on flour and on wheat? If a duty on foreign flour raised the price of flour, of course it would raise the cost to the consumer of bread, and if it did not raise the price of wheat it left them in the same position as they were before. It was useless to talk of such a thing.

Mr. Brown said they wanted the wheat sent here so that it could be ground here, and they might have the offal.

Mr. Everitt said it would find employment for thousands of working men to grind it. The only thing was to raise the price of the article they grew, and to do that they must have that terrible word protection, which was simply preservation. They must have their prices raised, and if by no other way by protection.

The Assistant Commissioner said several of those who had been present were leaving, and he wished to put all the points before the meeting and take a vote on them.

The suggestion that there should be a duty on foreign flour was carried with only one against, but several did not vote.

Votes were then taken on the question of a Pure Beer Bill and the need of a system of marking foreign meat to prevent its sale as English, both of which were agreed to.

Mr. Hill then moved that the gradual abolition of out-door relief, coupled with the higher education of the agricultural labourer will afford the only reasonable protection which either the landlord or the tenant has any right to demand.

Mr. Oldman said it was too late in the day to go into such a big question.

The proposal was put, but none voted for and a a number against it.

Mr. Everitt suggested a duty on foreign barley. He said the only class who would be affected would be the brewers, and they were quite able to look after themselves. He was told that that was protection, but they must ask for something that would do them good and not for a lot of homeopathic remedies.

The proposal that a duty should be placed on foreign barley was agreed to.

Mr. Le Strange said they heard a good deal in the country about taxes with regard to the transfer of land and the settlement of land, and if only the latter was done away with the agricultural community would be very much alleviated. For the past 30 years he had been absolute owner of a largish estate in that neighbourhood, and could have sold any acre of it at any time he liked. He had sold a good deal of the property, and yet, in spite of all that, he found himself in no better position than owners and large landlords who had estates which they could not deal with. What was the remedy? Some of them seemed to think that they could retrieve their position by going in for poultry, but they all knew that any one man might make a living out of jam, but when six, eight, or ten men went in for the same things it was a much more difficult matter to make it pay. As to the tithes, although he agreed with Mr. Martin as to the incidences and the manner in which the tithes were demanded and paid he thought that they ought to be put straight, but any diversion of the tithes would be nothing less than robbery. (Hear, hear.) They took their estates with the tithes in them and they ought not to be allowed to divert them. There was just another little point; it had been said that British agriculturists should be placed in the same condition as those in Canada and other colonies. If that meant anything, he supposed it meant that they would call upon the British agriculturist, as their colonies did to find the capital for the purchase of their land and do away with the landlord class. He did not, however, think that the farmers, if they had the capital, would draw it forth to buy the land with; they would far rather let the landlords find the capital for the purchase of the land than become absolute owners of it. He did not think that could be put down as a remedy. In his opinion there was only one real remedy open to them, and that was that the rates should be transferred to personal property. He did think it a very hard case that personal property should pay hardly anything either to the school rates or to the road rates or to the poor rates. It could not be said that they paid absolutely nothing, but part of the rate was paid back to the School Board and then part of the road rate was paid back to the County Council.

Mr. Snodgrass said he meant to convey that the rates which they paid in that county should be put as nearly as possible on a level with what was paid in the Colonies.

The Rev. Canon Brereton said with regard to the tithe he believed he was right in saying that the original incidence of the tithe never fell upon the corn at all. That was introduced on the expectation that the average value of these three most marketable grains—wheat, oats and barley—would prove more fair than the other way. When the tithes were originally fixed it was upon the value which in the judgment of the tithepayers and tithe-receivers fairly represented what that particular parish had incurred in the history of the past. The tithe in his parish was fixed at 570*l.*, that being believed by landowners and tithe receivers the truest sum that could be fixed. The truth of it was that the tithes were never fixed upon a corn basis. Since the Tithe Commutation Act his father and himself had received as nearly as possible the original amount.

Mr. Lock said he had paid 50*l.* a year to five clergymen and they had taken 10*l.* every year more than they ought to have done. He used one-third of his corn at home which did not go into the average.

Mr. Oldman said he had no intention of robbing any person, but he thought tithes should be diverted to a more public object. It would tend to the alleviation of local taxation and would benefit the tenant farmers.

Mr. Martin said he was sorry his allusion to the tithe had brought on all that discussion.

The Assistant-Commissioner, in closing the meeting (which had by this time become much attenuated) said if there were any other persons who wished to lay views on the tithe question before him he should be glad if they would send them in in writing. He moved a vote of thanks to the Mayor for presiding.

Mr. Hamond seconded, and said it was a pleasing fact that many of the farmers had gone in for breeding pedigree stock such as sheep and horses.

The Mayor, in responding, stated that the depression in agriculture had depreciated his income (as an agricultural auctioneer) by one-half.

APPENDIX B. 6. (*See* para. 91.)

NOTES of EVIDENCE as to CONDITIONS of TENANCY and OPERATION of AGRICULTURAL HOLDINGS ACT.

Chamber of Agriculture Council.

Scale of compensation adopted by Norfolk valuers, and purporting to have been agreed to by a committee of the Chamber, was really altered by valuers after it was thought to be settled. Practically it is not in operation.

Tenants are bounced out of their claims by counter-claims.

Amount of valuation paid by landlord often considered in adjusting rent with incoming tenant.

Often not worth while of incoming tenant to pay the valuation.

Act benefits landlord by securing him a clean farm.

When Act first came into force, there were a good many claims. These have now much decreased, and if present valuers exercise power as they now do, no Act will be of use in Norfolk.

Claims have decreased owing to discouraging results of those made.

Condition of agriculture partly prevented claims, owing to state in which farms were left.

Home-grown corn consumed on the farm ought to be allowed for. Valuers used to allow tenant having two farms for corn grown on one and consumed on the other if satisfactory proof were given; they will not allow this now.

Valuer for outgoing tenant does his best; but valuers have a strong society, and they meet every September and agree to basis on which they will make valuations.

Not more than half-a-dozen men ever act as umpires, and they practically rule the county; they are all "against the Act," because of extreme difficulty of working it.

Public Meeting at Dereham.

Mr. B. Wilson: Farmers want absolute freedom of cultivation. They would never get an Agricultural Holdings Act worth anything. They wanted a four-years' notice to quit on the part of the landlord and one on the part of the tenant.

The meeting declared that the maintenance of the four-course system had not been a cause of the depression.

Public Meeting at King's Lynn.

Mr. Wright: Tenants want freedom of cultivation and free sale of produce.

(A voice.) The majority of tenants already have freedom of cultivation and sale.

Mr. Warren: He had not for one.

Mr. W. Thompson: In Marshland district, tenants could grow what they liked practically, but could not sell it.

Sir. W. Ffolkes: Certain regulations about selling straw and hay exist, but have not been very strictly carried out.

Mr. Parsons: He had been allowed to do exactly as he liked. Tenant should have freedom, but landlord must be protected.

The vote of the meeting was equally divided for and against freedom of cultivation and free sale of produce.

Mr. Wright: "Independent jurisdiction" wanted to decide matters of dispute as to rent.

Mr. Elwes: If landlord and tenant could not agree, no arbitrator could do it.

Mr. Parsons: Land courts were necessary 25 years ago, but now the tenant had the whip-hand of the landlord.

Mr. Oldman: There is too much of the agent and middleman between landlord and tenant.

On the suggestion being put to the meeting, only three voted for it.

Mr. Wright: Abolition of "bogus claims" against tenants under the Agricultural Holdings Act.

Mr. Freuer: The Agricultural Holdings Act a good Act for a good tenant. A tenant should be paid for his improvements, but if a bad tenant made a claim, the landlord should have justice as much as the tenant.

Mr. Pratt: Landlords trust too much to agents, and do not attend sufficiently to their own business. Tendency among valuers to increase the value of covenants; this a distinct drawback to agriculture.

Mr. Freuer: Whether incoming tenant gets value for what he paid depends on market prices.

Mr. Martin: When tenant was going in he complained of high valuation; when going out he thought it too low.

Mr. Tallent: Arbitrary conditions made by valuers objectionable. Act, if amended and made a strong Act, was a very good one for existing tenants. Valuers had altered scale of compensation; this should be settled for whole country by Act of Parliament.

The meeting resolved unanimously, "That a scale for "valuations under the Agricultural Holdings Act "should be fixed for the whole country."

Swaffham Board of Guardians.

Act not used in Union.

Aylsham Board of Guardians.

Tenants are under the Act, but do not claim on quitting, because they fear the counter-claim. The valuers go against the Act.

Committee of East Dereham Meeting.

Tenants are under the Act, but do not claim under it. Many complaints.

Meeting of Farmers at Letton.

Tenants under the Act, but it is very little used, and does not give satisfaction. Many farms given up in so bad a condition that to claim for compensation would be absurd.

Mr. Ffolkes.

Where farms are not under the Act, its provisions are embodied in agreements. Knows of no complaints.

Mr. Sancroft Holmes (landowner).

Claims under Act very few. Many agreements embrace the important provisions. If times were good, tenants would make use of Act; but where farms are now given up, they are generally poor and foul.

Mr. E. R. Pratt (landowner).

Applicants for farms seem to have no preference for the Act.

Mr. H. J. Ireland (agent).

Tenants under agreements very similar to Act. No complaints.

Mr. Ling.

Tenants would claim under Act unless landlord had good ground to counter-claim.

Mr. Brown (agent to Mr. Fellowes).

All tenants on yearly agreements, which include restrictions as to sale and cropping. These are relaxed, however, to good tenants on application.

Mr. Crickmore (valuer and land agent for 48 years).

Mostly yearly agreements; few leases left. Tenants are tied as to cropping and sale, but restrictions are not generally enforced. Tenants take great liberties, and in many cases are impoverishing the land. In 75 per cent. of the cases in which he has acted as valuer, the landlord's legitimate claim for dilapidations would have exceeded the tenant's. The chief reason why the Act does not operate is that landlords have, legitimately, larger claims than tenants.

Mr. Preston (farmer 128 acres and corn merchant).

Would establish boards of arbitration (composed of representatives of all three classes) for settling disputes between landlords and tenants, or between farmers and labourers.

Mr. Floweredew (farmer 425 acres).

Yearly agreement allows him to sell off if he returns manure. Rent on sliding scale by tithe average. No restriction on cropping, but practically adheres to four-course. Has drained a good deal of land, landlord finding pipes.

Mr. Fryer (agent to Mr. Hamond).

Act very little used. All yearly tenancies.

Mr. Freur (agent to Lord Cholmley and other estates).

Almost only agent in Norfolk who did not contract out of Act of 1875. Present Act *not* a dead letter; has many cases. Where a man claims, it shows he has been a good tenant.

Mr. Reynolds (farmer 2,000 acres).

Has free hand on nearly all his land, but does not believe in selling hay and straw. Small farmers sell off too much. Act goes against man farming well. Directly a farm is in good condition, tenant is helpless with his landlord. Plenty of men ready to take good farm and work it out. Labourers' Union attacks men who farm well.

Mr. Kendrick (farmer 435 acres).

Act a failure owing to landlords' excessive counter-claims. A farm may be taken in a foul state and improved, and still the landlord claims. There should be an equal right to claim on either side, and compensation should be allowed for corn grown and consumed on the holding.

Mr. Nelson (farmer).

Tenants are under the Act, but they fear to use it.

Meeting of Farmers at Mr. Hubbard's.

Valuer's charges are excessive, amounting sometimes to 20*l.* per day. No estate agent should be allowed to act as a valuer. Incoming tenants often cannot realise the amount which they have paid for hay, &c. Covenants are often excessive. In one case, on a farm of 280 acres they came to 1,000*l.*

Farmer (90 acres).

There should be a land court for fixing rents. Quitted four acres which he had occupied for two years, and claimed 25*l.* under the Act for corn fed chiefly to pigs. Got 21*l.* allowed without bringing in a valuer at all.

Mr. Chase (owner and occupier 360 acres).

Yearly tenancies general; few leases left. Many farm practically as they like, so long as they farm fairly well. The outgoing tenant gets the best of it on the covenants. It is important that incoming tenant should be able to enter on fair terms as regards covenants.

Mr. Wright (agent to Marchioness of Lothian).

No interference with tenants on the estate so long as they farm the land fairly.

Meeting of Farmers at Mr. Ellis's.

Compensation should be given for corn grown and consumed on the holding, and for increased fertility due to continuous good farm. There should be a record made of the condition of the farm on entry.

Convenants are often excessive and fall heavily on poor land if there is no incoming tenant.

The Earl of Leicester.

Any reasonable application from tenant to sell hay or straw or alter course of cropping is always assented to. The Act works well for a good tenant. It is common to have to make allowance to an incoming tenant for the foul condition in which the outgoing tenant left the farm.

Meeting of Farmers at Mr. Peacock's.

The Act has done good indirectly. Agreements usually contain compensation clauses. Cake was never paid for in the fens before the Act was passed.

APPENDIX B 7.

Schedule of Replies to Questions.

APPENDIX B 7.

SCHEDULE OF REPLIES

Questions.	1. Swaffham Board of Guardians.	2. Aylsham Board of Guardians.	3. Committee of East Dereham Meeting (for Mitford and Landitch Unions).	4. Meeting of Farmers at Mr. Gurdon's (Letton District).
1. What are the special characteristics or features of the agriculture of the district or estate?	Corn-growing, winter grazing, sheep grazing.	Corn-growing and winter fattening.	Corn-growing, cattle grazing, sheep rearing and feeding.	Corn-growing and grazing -
2. What are the different descriptions of soil?	Light sand to heavy land -	Strong land on west part, free mixed soil in other parts.	From heavy clay to light gravel and sand.	Mixed, inclining to heavy -
3. What is the average size of— (a.) Estates. (b.) Farms.	(b.) Varies from 20 to 2,000 acres.	(a.) Heydon estate, 7,000 acres, largest. Several smaller estates between 3,000 to 5,000. (b.) 200 acres. Several instances of one farmer farming several farms.	(a.) Lord Sondes, 5,000. Mr. Lombes, 7,000. (b.) Very varied.	(b.) From 150 to 400 acres -
4. How are estates held—by absolute or limited owners?	- - - - -	- - - - -	- - - - -	- - - - -
5. What is the general condition of estates as regards— (a.) Buildings. (b.) Farm-houses. (c.) Labourers' cottages.	(a.), (b.) Good - - (c.) On the larger estates good; others mostly fair, except in Swaffham.	(a.), (b.) Fairly good - - (c.) Generally good on the estates. Indifferent when owned by small owners. Generally short supply.	(a.), (b.) Good - - - (c.) Fair and improving.	(a.), (b.) Very fair - - - (c.) Very fair in close parishes; bad in the open parishes.
6. Have improvements been effected since 1881? If so, to what extent, and do tenants pay interest on capital expended by landlords on such improvements?	Not generally, except in a few instances.	Yes, more so than previously. No.	Very little. No interest paid	To a considerable extent. No.
7. How are farms usually held—by lease or under agreements? With what conditions or restrictions? Are conditions or restrictions strictly enforced during the whole of the tenancy?	Yearly agreements. Not practically tied, except on quitting.	No leases. As a rule without any agreement except rent. Free sale and cropping as a rule. Not enforced.	Mostly yearly agreements; leases dying out. Four-course shift. No, but must be left in four-course shift.	Yearly agreements. Four-course system. Hay and straw not to be sold off. No.
8. Have there been many changes of tenancy since 1881?	More than half - -	Many more than before -	About 25 per cent. - -	About 50 per cent. - -
9. Have many farmers become bankrupt since 1881?	Most of the changes of farms have been through financial difficulties.	Many farms given up owing to financial difficulties.	About 10 per cent. - -	Several - - -
10. State average rent per acre of farms in district or on estate.	Highest 25*s.* to 27*s.*; lowest 1*s.*	About 1*l.* per acre - -	About 17*s.* 6*d.* - -	1*l.* per acre - - -
11. Is the rent in all cases a fixed money payment? If not, state exceptions.	- - - -	- - - - -	- - - -	- - - - -
12. What reductions or remissions of rent have been made since 1881?	- - - -	About 30 per cent. - -	About 30 per cent. - -	30 and 35 per cent. - -
13. Are there any farms unlet? If so, has the number lately increased, and to what extent?	A great many. Yes - -	Practically none - -	No - - - -	One in the district - -
14. Are tenants under the Agricultural Holdings Act or under agreements in substitution therefor? If under agreements, state conditions as to claims for unexhausted improvements?	Not used in this Union -	Under Act - - -	Under the Act, but do not avail themselves of it.	Under the Act - -

APPENDIX B 7.

TO QUESTIONS.

5. Mr. G. B. Fiolkes (for Freebridge Lynn Union).	6. Mr. J. Sancroft Holmes (for Deepwade Union).	7. Mr. E. R. Pratt (for Ryston Estate, West Norfolk).	8. Mr. H. J. Ireland (for Heydon Estate).	9. Mr. Alfred Ling (part of Erpingham Union).
Corn-growing, sheep breeding, winter grazing, cattle and sheep.	Corn-growing, sheep breeding, stock grazing.	Wheat, barley, beef - -	Corn-growing and stock rearing.	Grazing, both sheep and bullocks, corn-growing and sheep breeding.
Mostly on the chalk, the exception being sand or gravel.	Heavy and mixed soil, but chiefly heavy.	Heavy clay; fen near clay; a good proportion good working land.	Mixed soil and light land -	—
(a.) There are estates from 500 acres upwards, but as the larger ones are not wholly in this Union, it would not be easy to find out the average. (b.) There are farms up to 1,000 acres, also occupations from 10 acres and upwards; but these are generally held by persons who are engaged in some other business. The average farm might be taken at from 200 to 300 acres.	(a.) Few large ones; many small ones. (b.) 100 to 200 acres - -	3,000 acres - - - 300 acres.	Farms from 15 to 450 acres -	—
Generally entailed - -	The majority by absolute owners.	Both - - - -	Life interest, then to son -	The larger estates are mostly limited, the smaller mostly absolute.
(a.), (b.) Very good - - (c.) Good (see reply to Question 33).	(a.), (b.), (c.), Very good; a heavy outlay having been made during the last 40 years; 10*l.* per acre being the cost of good brick and tile premises.	(a.), (b.), (c.) Good in the larger properties, and deteriorating as the size decreases. The cottages are good on the farms, but very bad in the large villages. A good cottage pays no interest on capital, and is built for farm purposes. No one would build good cottages unless, say, the Government paid a premium or bounty of, say, one-fifth cost.	(a.), (b.), (c.) Very good -	(a.), (b.), (c.) Some very good; others neglected. Best in large estates.
Only such as are necessary. No interest is charged.	Outlay on buildings and drainage has been stopped to a great extent in consequence of the bad times. Tenants, as a rule, do not pay interest on the improvements, though they did so at one time.	The landlords are obliged to improve premises if required, as otherwise farms will not let. Tenants do carting of materials, but pay no interest.	Yes, considerably. About 15*s.* per cent. on rental. Tenant not charged in any way for the improvements made.	A good many. Few tenants pay interest.
Farms were formerly let on lease, but at the termination new lettings have taken place with yearly agreements. Four-course shift. Hay and straw not to be sold off the farm unless artificial manures and feeding stuffs of the same value were used on the land; but these restrictions are not, as a rule, enforced, except the last two or three years of the lease.	Mostly year by year under agreements. Restrictions have been very much modified, and are not at all strictly enforced.	No tenant will now take a lease for more than four years. I do not believe landlords restrict their tenants cropping at all; if the land is obviously being ruined, and the tenant gives notice, his landlord lets him go.	Yearly tenancy under agreements. If a tenant farms well, the conditions are not strictly enforced, otherwise they are.	Mostly yearly agreements. Restrictions are not enforced during the whole of the tenancy. Mostly abolished; the only condition being that the farm should be left in a reasonable shift for the incoming tenant.
Yes - - - -	Yes - - - -	Much above the average -	Several - - - -	Yes.
Not actually bankrupt, but a great many have retired from farms, having lost a large portion of their capital.	Yes - - - -	Above the average, but this can generally be traced to want of thrift or management.	Two or three - - - -	Not at present.
I should say about 12*s.* 6*d.*, tithe free.	10*s.* to 20*s.* per acre, including tithe.	20*s.* per acre free of all outgoings, or perhaps a little less.	About 15*s.* per acre - -	18*s.* rent and tithe.
Generally, though there are a very few partly on corn rents.	Yes - - - -	Yes - - - -	Yes - - - -	Yes.
30 to 40 per cent. to new tenants, remissions of 20 to 30 per cent. to old tenants.	The rents have been very largely reduced.	Rents are reduced, say, 40 per cent. on the gross rental, this in the case of fen may be 60 per cent. when the drainage taxes are heavy.	About 35 per cent. - -	20 to 40 per cent.
There are no farms uncultivated, but several are farmed by the owners.	Many farms would be let, but there being no tenants they are in the hands of the landlords.	Not very many - - -	Yes, and several tenants have given notice to quit next Michaelmas.	Not at present, but many farms (perhaps half) are under notice to leave next Michaelmas.
Where farms are not under the Agricultural Holdings Act the provisions are generally embodied in the agreement.	Claims under the Act are very few. Many agreements embrace the really important clauses regarding the unexhausted value of cake and corn, and drainage.	Applicants for farms seem to have no preference for the Agricultural Holdings Act. They accept the printed agreement with modifications.	Agreements very similar to the Agricultural Holdings Act.	Under yearly agreements.

SCHEDULE OF REPLIES

Questions.	1. Swaffham Board of Guardians.	2. Aylsham Board of Guardians.	3. Committee of East Dereham Meeting (for Mitford and Landitch Unions).	4. Meeting of Farmers at Mr. Gurdon's (Letton District).
15. Are there any complaints as to the working of the Agricultural Holdings Act? and do tenants (not under agreements) on quitting, usually claim under it?	- - - -	Yes. No, because they fear counter-claim. Valuers go against the Act.	Many complaints, and tenants do not claim under it.	Act very little used, and does not give satisfaction. Many farms given up in so bad a condition that to claim for compensation would be absurd.
16. What are the usual claims of outgoing tenants as to produce, growing crops, acts of husbandry, and farmyard manure?	- - - -	Norfolk covenants - - -	- - - - -	Hay, roots, manure, seed bill.
17. To what class of persons is the management of estates usually entrusted?	- - - -	- - - - -	Non-resident agents - -	- - - - -
18. Are there any complaints as to game, or the working of the Ground Game Act? If so, specify them?	Few complaints - -	No - -	Very few - - -	No - - -
19. Has the general state of farming improved or deteriorated since 1881 as regards— (a.) Cleanliness and condition of land. (b.) Breeding and management of stock?	(a.) Deteriorated - - (b.) Improved - -	(a.) Deteriorated - - (b.) Breeding improved -	(a.) Deteriorated - - (b.) Improved - -	(a.) The general depression of farming has to a certain extent affected the condition of farms. (b.) The quality of stock has improved, but less stock appear to be grazed.
20. Are farms generally well provided with implements, live stock, &c.?	- - - - -	Yes - - -	Fairly - - -	Fairly well - - -
21. What is the average capital per acre with which tenants now take farms? Is this more or less than in 1881?	- - - - -	Sitting tenants have about 10*l.* per acre.	6*l.* per acre. Less - -	- - - - -
22. Have any alterations in system been made since 1881 in the farming of the district, and if so, in what direction, and with what results?	Four-course shift broken, oats and barley taking the place of wheat.	No - - - -	Some increase in dairying -	No - - -
23. What crops are usually grown, and in what rotation?	Barley, oats, wheat. Four-course.	Four-course system - -	Wheat or oats, barley, hay, roots.	Four-course system - -
24. What breeds of stock are most common?— (a.) Cattle. (b.) Sheep. (c.) Horses (d.) Pigs.	(a.) Shorthorns and red polls (4 herds of red polls in Union.) (b.) Hampshires, Suffolks, and half-breds. (c.) Hackneys. (d.) White.	(a.) Shorthorns and artificially-polled Irish. (b.) Cross-bred. (c.) Shire stallions. (d.) Various.	(a.) Shorthorns and red polls (b.) Half-bred - - - (c.) Hackneys and cart-horses. (d.) White.	(a.) Red polls and shorthorns (b.) Half-breds. (c.) Shires increasing. Hackneys bred considerably. (d.) White.
25. Are cattle or sheep extensively bred or fattened in the district?	Cattle fattened; sheep bred and fattened.	Fattened - - -	Cattle fattened; sheep bred and fed.	Cattle fattened; sheep bred and fattened.
26. Is dairying practised, and if so, is milk-selling, butter-making, or cheese-making the main object?	Not to any extent - -	- - - - -	To a small extent. Milk-selling and butter-making.	On a small scale. Butter-making.
27. Is the district well provided with means of transit for agricultural produce? If not, can you suggest any improvement?	Yes - - - -	Yes. Two railways and navigation.	Yes - - - -	Yes - - - -
28. Are there any complaints as to railway rates for agricultural produce? If so, specify them.	Too high - - -	Higher to send out than to bring back.	Yes, excessive - - -	Yes, too high. Rates for bullocks to London increased.

to Questions—*continued*.

5. Mr. G. B. Ffolkes (for Freebridge Lynn Union).	6. Mr. J. Sancroft Holmes (for Deepwade Union).	7. Mr. E. R. Pratt (for Ryston Estate, West Norfolk).	8. Mr. H. J. Ireland (for Heydon Estate).	9. Mr. Alfred Ling (part of Erpingham Union)
I know of none - -	No. If times were good tenants would make use of it, but where farms are now given up they are generally poor and foul.	All here under printed agreement (Ryston Estate). If any under the Act they would claim of course.	No - - - -	The tenants would claim under it unless the landlord had good ground to counter-claim.
Hay and root crops are taken at a valuation—consuming prices. Small seeds (clover, &c.) are paid for and expenses of sowing. Manure is paid for. Allowance is made for oil-cake and other purchased foods consumed on the farm.	Norfolk covenants give the value of the root crops, hay, &c. Suffolk give the expenses, rent, rates, tillages, manures, hay, &c.	Roots, seeds of layers, fallows, manure, cake used if any.	Tenancies expire on October 11th, and outgoing tenant is entitled to hay, roots, and seeds and manure made and grown the last year, and taken by incoming tenant at valuation.	They are allowed for turnips, beet, hay, and manure according to valuation.
Professional agents - -	Professional agents and valuers	Most estates are managed by agents, but the younger landowners have a more direct management than heretofore for occupations. All shootings are let.	Estate agents - - -	Solicitors and estate agents.
I know of none - -	Very few, if any - -	There is but little ground game. No hares generally. On this estate the landlord pays a rental for hares he takes according to number.	No - - -	No.
(*a.*) The land has deteriorated in cleanliness and condition. (*b.*) The number of both sheep and cattle has decreased.	- - - - -	(*a.*) Slightly deteriorated - (*b.*) Query - - -	- - - - -	Deteriorated as to land.
Yes, as regards implements; but as to live stock, most are short of sheep and cattle.	Yes, but live stock has been reduced.	Fairly well - - -	Yes, fairly well - -	Yes, generally.
I cannot say; but I have heard of farms being taken with small capital, and there is not the capital employed that there should be to farm with profit.	Much less than prior to 1881, when 10*l.* to 12*l.* per acre was no uncommon amount.	Less, I believe - - -	About 10*l.* per acre; rather less now.	8*l.*, which is less by about 2*l.* than in 1881.
Wheat is very little grown, barley or oats being substituted. Artificial grasses are occasionally kept for two years instead of being ploughed up after the first year.	None - - -	Little alteration generally. More barley where possible, and less wheat. A great deal of land (clay) will not grow malting barley. Land on this estate is being laid down in grass at landlord's wish. The tenants have no views on the subject.	None - - -	More liberty of cultivation is given, but without satisfactory results either from landlords' or tenants' point of view.
(1.) Turnips or mangold; (2.) Barley; (3.) Grass, mown or fed; (4.) Barley or oats in place of wheat.	Wheat, beetroot, barley, clover, or grass for one year.	- - - - -	Wheat, roots, barley, grass, on the four-course system.	Wheat, turnips, barley, and hay in succession.
(*a.*) Shorthorns or home-breds. (*b.*) Suffolk or Down ewes, crossed with a long-woolled ram. Hoggets are sold in the spring, some to the butcher, but the majority go to the grass countries, as there is but very little pasture, only the ewe flock and their lambs can be provided for in summer. (*c.*) Norfolks and Shires. (*d.*) According to the taste of the occupier.	(*a.*) Imported - - - (*b.*) Half-breds - - (*c.*) Shires and Suffolks - (*d.*) Big white and Berkshire, &c.	- - - - -	Every kind - - -	(*a.*) Shorthorns and Irish. (*b.*) Half-bred. (*c.*) No definite breed. (*d.*) Mixed breeds.
Sheep are bred extensively. Cattle and sheep are grazed in winter.	Yes, both largely - -	- - - - -	Cattle and sheep are bred and fattened in this district.	Many sheep are bred, but not many cattle. Both are extensively fattened.
Where dairying is practised, butter-making is the main object, and milk-selling locally only	There are a few dairy farms, the sale of milk being the general practice.	Dairying is not much practised, except to supply milk locally.	Not very much. This is not a cheese district.	—
Yes - - -	Yes - - - -	- - - - -	Yes - - - -	The district is fairly provided, but a reduction in railway rates is urgently required.
Complaint is made of the rates charged for all kinds of produce for short distances as compared with the long distances.	Yes, prohibitive as to hay and straw and market garden produce.	The railway rates may be low, but for most of the produce they are prohibitive. London, our market, is nearer Belgium and Holland than Norfolk, the sea carriage being apparently cheaper.	Rates for railway carriage are too high. The railways favour freights of foreign goods at much lower rates than local goods. This tells heavily against the tenant farmer.	Yes, the great complaint is the favour shown to imported goods.

SCHEDULE OF REPLIES

Questions.	1. Swaffham Board of Guardians.	2. Aylsham Board of Guardians.	3. Committee of East Dereham Meeting (for Mitford and Landitch Unions).	4. Meeting of Farmers at Mr. Gurdon's (Letton District).
29. Have local rates increased or decreased since 1881? To what extent and from what causes?	Highway rates varied in different parishes.	Increased. Increased expenditure on roads and schools.	Three present said "stationary" and six said "increased." Cause of increase reduction of assessment.	Rates increased or stationary notwithstanding subventions from Government.
30. What is the average tithe rent-charge per acre, and what proportion of the land is subject to it?	- - - - -	About 4*s.* 6*d.* now - -	Rectorial, 4*s.*; Vicarial, 1*s.* 6*d.*	- - - - -
31. Has the number of small or medium sized farms increased or decreased since 1881? Can you give instances either of the subdivision or the consolidation of farms?	No general change - -	No material change - -	No change - - -	Slightly increased - -
LABOURERS.				
32. Are cottages let with the farms, or directly to the labourers?	Differs; tendency to let with farms increasing.	Directly to the labourers, with few exceptions.	Small number let with farms, majority let directly to the labourers.	In some cases farmers have cottages for gardeners and horsemen, but mostly let directly.
33. What rents are charged for cottages, and what accommodation have they?	3*l.* to 4*l.*, two bedrooms, fairly good gardens.	1*s.* 6*d.* per week, including rates and taxes, paid by landlord. Some with two, and some with three bedrooms.	3*l.* to 4*l.*; two bedrooms -	1*s.* to 1*s.* 6*d.* per week. In Shipdam (open parish) rents go up to 5*l.* Two or three bedrooms.
34. What percentage upon the prime cost of building does the rent represent?	- - - - -	About 2 per cent. - -	- - - - -	Two per cent. (excluding repairs).
35. Is the supply of labour greater or less than the demand?	Greater. Not many able-bodied men who will work are unable to get it.	About equal - - -	Greater now. Sufficient in summer.	About equal. No fair man out of work.
36. What are (*a.*) the weekly wages and (*b.*) the actual gross earnings of the various classes of labourers?	(*a.*) 10*s.* - - -	(*a.*) 10*s.* - - - (*b.*) About 14*s.* - -	(*a.*) 10*s.* - - - (*b.*) 14*s.* - - -	10*s.* day wages. Team-men 12*s.* without cottage, 11*s.* 6*d.* with cottage. Gardeners 11*s.* with cottage. Foremen 13*s.* with cottage. At least 4*s.* may be added for additional earnings.
37. Are allotments provided, and if so at what rent and on what conditions?	Yes. 32*s.* per acre at Swaffham.	Yes. 1*l.* to 43*s.*, landlord paying all outgoings.	Yes. Average rent 25*s.*, Dereham, 54*s.*, others, 20*s.*, 22*s.*, 24*s.*, 30*s.*	Ample supply. From 28*s.* to 40*s.*
38. Have allotments increased of late, and if so to what extent?	Yes, in some parishes -	Yes, considerably - -	Greatly increased - -	Yes, considerably - -
39. State any point, not referred to above, which you desire to bring before the Royal Commission.	In some cases tithe exceeds the rent. Land overburdened. Incidence of land tax and rates complained of. Canalisation of district, no waterways. Foreign meat should be marked. Pure Beer Bill wanted.	Canadian stores should be allowed to come in. Brewers should be compelled to brew from barley-malt and hops. The land is unfairly burdened; all property should contribute equally to rates. Foreign malting barley should be taxed. Foreign flour should be taxed. Railway rates need revision. Bimetallism should be introduced.	- - - -	Rates and charges on land land ought to be reduced. Brewers should be compelled to declare what beer is made of. Farmers should be allowed to brew for consumption on the farm without taking out a licence. Foreign flour and foreign barley should be taxed. Labourers will not use English flour.

TO QUESTIONS—*continued.*

5. Mr. G. B. Ffolkes (for Freebridge Lynn Union).	6. Mr. J. Sancroft Holmes (for Deepwade Union).	7. Mr. E. R. Pratt (for Ryston Estate, West Norfolk).	8. Mr. H. J. Ireland (for Heydon Estate).	Mr. Alfred Ling (part of Erpingham Union).
In January 1881 the rateable value of the whole union was 95,297*l.*; in December 1894, 70,075*l.*, the assessments being based on actual rentals. The poor rate has decreased, the call from one union in 1883, being 1*s.* 3*d.* in the £, and in 1894, 11½*d.*, though once much smaller amount. Of course there is the amount of repayment by the county council of between 900*l.* and 1,000*l.* to the guardians. The county rate (not included in the above call) in 1881 was 1,588*l.*, whereas it amounted in 1894 to 2,372*l.* As the county council, however, maintain all the main roads there is considerable reduction in the highway rate, in some parishes from 1*s.* to 1*s.* 6*d.* in the £.	The amount collected in rates is much the same as it was, but the burden is far heavier owing to the reduced profit.	- - - - -	Although the number of paupers is considerably less now, the local rates are higher than in 1881, and have to be borne by the depreciated value of real property.	Increased chiefly by education and sanitary rates.
To answer this question exactly a great deal of calculation would be necessary; but, speaking roughly, I should say 5*s.* per acre.	5*s.*, 6*s.*, and 7*s.* per acre commuted value, all lands being charged.	- - - - -	The rent-charge now is about 3*s.* 6*d.* per acre. All land is subject to it except old plantations planted previous to the commutation of the tithe in 1835.	Almost all land is subject to tithe rent-charge, which, according to present value, would probably average about 4*s.* 6*d.* per acre.
Not much change either way -	Farms which previously had been held in one occupation have in many cases been separated again.	- - - -	Small farms increasing -	But little alteration in this respect.
As a rule the cottages are let directly to the labourers with the exception of the larger farms, and where the farmhouses are at a distance from the village, when from four to six cottages are let with the farms for the accommodation of horse-keepers, shepherds, and so on.	Mostly let with the farms since the Agricultural Union was started.	- - - - -	A few let with the farms, all others direct.	To the farmers and labourers in about equal proportions.
On the larger estates the cottages are good, containing two rooms on ground floor and three bedrooms, with suitable outbuildings, and a garden about a quarter of an acre, and the rent is from 3*l.* to 5*l.* a year, while those belonging to small owners are not so good, generally two bedrooms only, some with only one, and occasionally without any outside accommodation or garden, and the rent from 3*l.* 10*s.* to 5*l.* 10*s.*	Ranging from 3*l.* to 5*l.*, cottages in towns being more.	- - - - -	From 40*s.* to 80*s.* Cottages with two and three bedrooms, shed, privy, water-well, and about 20 rods of garden.	An average of 5*l.* a year rent except on the large estates, where the rents are less, and mostly with suitable gardens.
1 to 1½ per cent. - -	A very small one; allowing for repairs probably not 2 per cent.	- - - - -	1 per cent. - - -	Perhaps 2½ per cent.
The supply is equal to the demand, except in harvest time when extra hands come from a distance occasionally.	Sufficient in quantity; deficient in quality.	- - - - -	About equal -	About equal to the demand
(*a.*) 10*s.* per week of six days for winter months (say till end of February.) Horse-keepers and others working on Sundays 1*s.* to 2*s.* a week more. (*b.*) 14*s.* per week taking the year round.	(*a.*) 10*s.* minimum in winter for the day labourer; horse-men 2*s.* extra. (*b.*) The average wage for a good man the year round between 14*s.* and 15*s.* per week.	- - - - -	Weekly wage last year 11*s.* Gross earnings of the labourers average 16*s.* 6*d.* per week.	(*a.*) From 13*s.* 6*d.* to 15*s.* 6*d.* a week. (*b.*) From 35*l.* to 40*l.* per year.
Where good gardens are provided and regular employment can be obtained, there is not a great demand for allotments. Where there has been a *bona-fide* demand for them they have been provided, in most cases by the owners of the soil. Rent varying on the quality of the land. Let on yearly agreements, but so long as they are properly cultivated the tenant is seldom disturbed.	Most cottages have ample gardens. There are also allotments sufficient to meet the demand.	- - - - -	Yes, about 35*s.* per acre, the landlord paying tithe and all rates. These average just 9*s.* per acre.	Allotments where desired, varying according to situation from 1*l.* to 2*l.* per acre clear of all outgoings.
There has been a slight increase in allotments.	Yes, but these have for the last 50 years been common.	- - - -	Much about the same, there has been no special demand for more.	They have considerably increased.
- - - -	The fact that the present depression commenced not less than 16 years ago (in 1878), that the last four or five years have been more or less bad ones, last year owing to the drought particularly so, and the present season owing to the unprecedented failure of the barley crop, coupled with the tremendous drop in price, makes it impossible for the produce of the farm to meet the outgoings.	- - - -	Necessity for somehow reducing local burdens, such as rates which are heavy and charged on land which has been reducing in value yearly. Revision of railway rates for corn. Rearrangement of tithes. A tax on foreign barley and flour, and on all foreign manufactured goods. Funded property should pay proportionately for poor and highway rates.	The currency question and beer brewed from barley-malt and hops.

APPENDIX C. 1. (*See* para. 30.)

ESTATE in WEST NORFOLK. RENTAL in 1894 compared with 1872.

	1872. Net Rent.	1894. Gross Rent.	1894. Tithe.	1894. Net Rent.	Remarks.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	
A.					
I.	400 0 0	225 0 0			Reduction, 40 per cent.
II.	328 0 0	445 0 0			
III.	320 0 0	343 15 0 74 0 0			
IV.	248 0 0	—			
V.	105 0 0	82 0 0			
	1,401 0 0	1,169 15 0	331 15 0	838 0 0	
B.					
I.	700 0 0	581 0 0			Reduction, 39 per cent.
II.	475 0 0	500 0 0			
III.	260 0 0	250 0 0			
IV.	97 0 0	175 0 0			
V.	104 0 0				
	1,636 0 0	1,506 0 0	486 13 2	1,019 6 10	
C.					
I.	363 0 0	200 0 0			Reduction, 39 per cent.
II.	250 0 0	270 0 0			
III.	45 0 0				
	658 0 0	470 0 0	67 17 4	402 2 8	
D.					
I.	264 0 0				Reduction, 23 per cent.
II.	130 0 0	260 0 0			
III.	12 0 0	145 0 0			
IV.	10 0 0				
	416 0 0	405 0 0	83 13 3	321 6 9	
E.					
I.	1,228 12 0				Reduction, 21 per cent.
II.	512 14 0	1,471 4 0			
III.	20 0 0				
	1,761 6 0	1,471 4 0	86 15 8	1,384 8 9	
F.					
I.	212 0 0	188 0 0			Reduction, 25 per cent.
II.	40 0 0	34 0 0			
III.	22 0 0	16 0 0			
IV.	45 0 0	44 0 0			
V.	228 0 0	238 0 0			
VI.	466 10 0	375 0 0			
VII.	221 0 0	246 0 0			
VIII.	308 0 0	240 0 0			
IX.	135 0 0	100 0 0			
X.	28 0 0	—			
XI.	51 0 0	72 0 0			
XII.	420 0 0	340 0 0			
XIII.	205 0 0	200 0 0			
XIV.	410 0 0	330 0 0			
XV.	176 0 0	120 0 0			
	2,967 10 0	2,543 0 0	308 8 6	2,234 11 6	

APPENDIX C. 2. (*See* para. 30.)

The HOLKHAM ESTATE. RENTAL of FARMS in 1878 and 1894–95, exclusive of Grass Lands not attached to the Farms, Shooting Rents, and Rents of Cottages and Allotments.

Parishes.	Extent.	Rents. In 1878.	Rents. From Michaelmas 1894.	Rents. Per Acre.	Reduction.	Arrears, 1st Dec. 1894.	Remarks.
	A. R. P.	£ s. d.	£ s. d.	s. d.	£ s. d.	£ s. d.	
Holkham - -	1,941 1 15	1,292 0 0	1,103 0 0	11 ½5	189 0 0	—	———
	429 1 24	639 5 0	450 9 0	21 0	188 16 0	—	———
	931 1 6	1,128 7 11	730 0 0	15 8	398 7 11	—	Lease expires at Michaelmas 1899.
	111 1 26	216 0 7	139 5 0	25 0	76 15 7	—	———
Wells - -	344 3 19	728 8 9	422 10 0	24 5	305 18 9	—	———
	302 3 27	519 9 0	310 17 6	20 5	209 11 6	—	———
	33 3 29	85 0 0	62 0 0	37 0	23 0 0	—	———
	59 2 28	138 4 10	85 15 3	29 2	52 9 7	—	———
	191 0 30	430 0 0	159 6 6	16 8	270 13 6	—	———
Warham - -	831 2 1	1,185 0 0	852 6 0	20 6	332 14 0	—	———
	539 0 4	753 0 0	500 0 0	18 7	253 0 0	—	———
	396 1 32	588 0 0	297 3 0	15 0	290 17 0	—	———
	619 2 29	877 11 1	527 0 0	17 0	350 11 1	—	———
Wighton - -	123 0 25	182 18 4	126 0 0	20 4	56 18 4	—	———
	990 0 2	1,458 10 2	741 0 0	15 0	717 10 2	—	———
	560 2 35	510 0 0	—	—	510 0 0	—	No rent from Michaelmas 1890.
	549 2 34	738 6 0	532 0 0	19 0	206 6 0	—	———
	26 1 29	56 17 3	42 10 0	32 7	14 7 3	—	———
Quarles - -	522 3 24	792 0 0	523 0 0	20 0	269 0 0	—	Lease expires at Michaelmas 1900.
Egmere - -	1,097 0 8	1,700 0 0	1,051 18 6	19 0	648 1 6	—	———
Burnham - -	105 2 13	206 8 0	132 8 0	25 0	74 0 0	—	———
	1,021 0 35	1,157 10 0	714 18 0	14 0	442 12 0	—	———
Waterden - -	768 2 7	1,056 10 0	769 0 0	20 0	287 10 0	—	———
Creake - -	816 3 16	948 6 6	408 10 0	10 0	539 16 6	—	———
Dunton - -	534 2 38	716 18 0	375 0 0	14 0	341 18 0	—	Thrown up at Michaelmas 1895
	1,137 1 31	1,667 19 7	796 0 0	14 0	871 19 7	—	———
Fulmodeston -	803 3 12	993 0 0	401 19 0	10 0	591 1 0	—	———
	216 1 4	240 0 0	108 0 0	10 0	132 0 0	—	———
	379 1 32	519 0 0	265 13 6	14 0	253 6 6	636 7 0	———
	431 1 39	802 5 0	388 10 0	18 0	413 15 0	—	Lease expires at Michaelmas 1897.
Flitcham - -	758 0 25	1,146 7 3	700 0 0	18 5	446 7 3	—	———
	1,323 3 3	1,664 7 6	857 0 0	12 11	807 7 6	—	———
	1,069 3 27	969 3 0	500 0 0	9 5	469 3 0	—	Under two years' agreement. Thrown up at Michaelmas 1896.
Tittleshall - -	577 3 13	858 6 6	400 0 0	13 9½	458 6 6	—	Thrown up at Michaelmas 1895.
	115 0 37	158 6 1	92 0 0	16 0	66 6 1	—	———
	768 2 10	1,137 4 6	550 10 0	14 0	586 14 6	486 0 0	———
	444 2 14	617 14 0	296 0 0	13 3	321 14 0	—	———
	25 2 34	55 0 0	32 2 10	25 0	22 17 2	3 12 10	———
	475 0 27	597 17 11	—	—	597 17 11	—	No rent from Michaelmas 1892.
	263 0 5	293 15 0	—	—	293 15 0	—	No rent from Michaelmas 1892.
Mileham - -	501 2 17	642 8 9	373 10 0	14 10½	268 18 9	—	Under two years' agreement. Thrown up at Michaelmas 1896.
	320 1 27	492 17 6	190 0 0	12 0	302 17 6	—	———
Weasenham -	329 3 19	568 0 2	290 0 0	17 7	278 0 2	—	Rent, 240*l.*, from Michaelmas 1895 = 14*s.* 7*d.* per acre.
	581 1 22	769 14 8	315 11 0	10 11	454 3 8	—	———
	694 0 13	1,064 19 4	729 0 0	21 0	335 19 4	—	Lease expires at Michaelmas 1900.
	502 3 11	762 0 0	338 18 10	13 6	423 1 2	—	Have intimated that they intend to throw up both farms at Michaelmas 1896. One year's notice to be given in 1895.
	736 3 10	954 0 0	553 0 0	15 0	401 0 0	—	
	492 0 30	853 0 0	492 0 0	20 0	361 0 0	—	———
Wellingham -	514 3 8	671 2 6	335 0 0	13 0	336 2 6	—	———
Carried forward	27,306 2 6	36,603 0 8	20,060 11 11		16,542 8 9	1,125 19 10	

The HOLKHAM ESTATE. RENTAL of FARMS in 1878 and 1894–95.—*continued.*

Parishes.	Extent.	Rents. In 1878.	Rents. From Michaelmas 1894.	Rents. Per Acre.	Reduction.	Arrears, 1st Dec. 1894.	Remarks.
	A. R. P.	£ s. d.	£ s. d.	s. d.	£ s. d.	£ s. d.	
Brought forward	27,306 2 6	36,603 0 8	20,060 11 11		16,542 8 9	1,125 19 10	
Castleacre	904 0 12	1,518 19 0	949 2 6	21 0	569 16 6	—	Rent offered, 700*l.* 12*s.*, from Michaelmas 1895 15*s.* 6*d.* when lease expires.
	889 3 28	1,258 0 0	822 8 10	18 6	435 11 2	—	Lease expires at Michaelmas 1897.
	1,221 3 36	1,705 5 10	916 10 0	15 0	788 15 10	—	———
	52 2 2	80 0 0	60 10 0	23 0	19 10 0	—	———
Massingham	817 0 6	1,110 14 6	572 0 0	14 0	538 14 6	—	———
West Lesham	1,177 2 16	1,165 0 0	470 0 0	8 0	695 0 0	—	———
Kempstone	294 0 0	475 10 0	200 0 0	13 7	275 10 0	—	———
	—	—	—	—	—	519 5 0	———
	531 3 38	922 9 10	399 0 0	15 0	523 9 10	—	———
Longham	99 3 27	167 10 0	105 0 0	21 0	62 10 0	—	———
	833 0 14	991 16 9	600 0 0	14 5	391 16 9	—	Thrown up at Michaelmas 1896.
Billingford	917 1 22	1,269 17 4	722 0 0	15 9	547 17 4	—	Lease expires at Michaelmas 1898.
	805 2 21	929 9 0	480 0 0	12 0	449 9 0	—	———
Bintry	838 1 2	1,051 19 5	659 0 0	15 9	392 19 5	—	———
Sparham	258 3 17	394 0 0	129 8 6	10 0	264 11 6	68 8 0	———
	520 1 16	704 0 0	342 0 0	13 2	362 0 0	230 0 0	Thrown up at Michaelmas 1895. Farm offered at 305*l.*
	689 3 0	970 0 0	465 11 0	13 6	504 9 0	—	———
Ashill	556 3 28	903 8 0	516 0 0	18 6	387 8 0	—	———
Elmham	289 1 18	461 1 3	231 10 0	16 0	229 11 3	199 1 0	———
Total	39,012 2 29	52,682 1 7 (Gross rent in 1878.)	28,700 12 9 (Gross rent from Michaelmas 1894.)	—	23,981 8 10 (Reduction.)	2,142 13 10 (Arrears, 1st Dec. 1894.)	

	£ s. d.
Decrease in rent, 45·5 per cent., or	23,981 8 10

	£ s. d.
Average rent per acre in 1878	1 7 0
Average rent per acre in 1894	0 14 8½
Decrease	£0 12 3½

	£	£
Spent in buildings and repairs by the late Lord Leicester		536,992
Spent in buildings and drainage by the present Lord Leicester, including the expenditure on cottages	377,771	
Spent in the purchase of land for the improvement of the estate	197,277	
		575,048
Total		£1,112,040

Lord Leicester has always paid the tithe, commuted at 6,834*l.*, and half the school rate and subscriptions to schools.

APPENDIX C. 3. (*See* para. 37 and 38.)

Holkham Estate.—Disbursements for One Year ended Old Michaelmas, 1894.

Parish.	Out-rents.	Land Tax.	Property Tax.	Parochial Rates.	Rent-Charge.	Voluntary Payments.	Buildings and Repairs.	Gates and Fences.	Under-draining.	Law Charges.	Expenses of Management.	Sundry Disbursements.	Deficiencies.	Actual Gross Disbursements.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Holkham	50 5 1	121 10 2	111 2 7	19 9 5	147 18 8	27 1 0	134 7 9	30 5 3½	1 3 8	—	—	—	0 8 0	643 11 7½
Wells	43 7 1	34 19 7	54 6 1	78 7 9	356 15 10	30 13 4	67 1 8	—	—	—	—	—	—	665 11 4
Warham	—	132 16 3	64 6 5	15 9 4	460 16 2	17 3 0	276 13 1	—	—	—	—	—	—	967 4 3
Wighton	4 14 8	83 19 0	45 0 9	8 9 11	564 18 10	27 1 3	36 6 5	—	—	—	—	—	2 5 0	772 15 10
Quarles	—	—	19 14 4	—	—	5 0 0	8 17 2	—	—	—	—	—	—	33 11 6
Burnhams	3 10 8	42 16 5	23 0 2	3 11 8	223 16 4	13 9 11	7 2 3	—	—	—	—	—	3 9 4	320 16 9
Egmere	—	38 1 0	39 8 3	6 3 2	18 8 2	8 2 6	58 10 0½	—	—	—	—	—	—	168 13 1½
Waterden	—	26 16 8	20 1 7	—	142 0 10	0 10 0	2 14 9	—	—	—	—	—	—	192 3 10
South Creake	—	18 10 4	10 18 5	0 16 3	156 12 2	0 15 0	2 1 6	—	1 7 6	—	—	—	—	189 13 8
Dunton	—	58 12 11	30 5 4	12 5 5	130 11 0	8 5 3	17 0 2	—	—	—	—	—	—	258 7 7
Fulmodestone	28 19 1	46 0 0	27 10 8	9 4 2	404 16 6	21 12 6	76 7 11	—	—	—	—	—	2 18 8	617 2 6
Flitcham	0 5 8	135 14 11	74 8 11	14 18 7	27 9 6	23 12 0	42 19 1	—	—	—	—	—	10 7 0	329 15 8
Tittleshall	4 0 8	110 1 3	63 14 5	24 2 4	554 4 4	30 18 11	203 15 9½	—	15 12 0	—	—	—	15 8 7	1,021 18 3½
Weasenham	3 7 0	119 12 2	86 9 3	21 12 8	307 5 2	25 7 6	130 8 10½	—	2 0 0	—	—	—	19 7 2	715 9 9½
Wellingham	—	20 3 9	11 4 6	—	115 17 2	5 12 6	392 6 9	—	—	—	—	—	3 18 6	549 3 2
Castleacre	40 6 6	88 15 2	91 17 1	16 11 2	169 11 10	21 2 11	226 11 11½	—	—	—	—	—	42 11 6	697 8 1½
Massingham	—	26 3 7	14 1 8	0 6 9	214 12 8	38 14 1	75 15 8	—	—	—	—	—	3 12 0	373 6 5
West Lexham	4 17 4	27 2 5	16 14 5	4 18 1	131 11 7	2 14 0	39 10 1	—	—	—	—	—	—	227 7 11
Kempstone	0 16 6	34 3 8	20 0 6	2 7 8	99 8 2	0 5 0	25 3 2	—	—	—	—	—	—	182 4 8
Longham	0 4 6	38 11 3	22 18 8	6 13 6	1 13 10	14 0 6	217 19 0	—	—	—	—	—	—	302 1 3
Billingford	3 19 8	56 19 7	34 2 8	4 6 9	332 11 0	15 11 6	56 14 6	0 9 5	—	—	—	—	3 3 2	507 18 3
Bintry	1 19 1	18 10 6	18 18 7	2 6 3	118 11 4	11 1 5	45 11 3	—	1 0 0	—	—	—	30 0 0	247 13 5
Sparham	0 9 6	58 8 0	18 12 6	3 9 6	313 15 0	7 13 0	12 8 1	—	—	—	—	—	—	414 15 7
Ashill	—	19 13 0	12 17 7	0 14 6	127 8 0	1 16 0	2 18 1	—	—	—	—	—	—	165 7 2
Elmham	—	17 5 2	10 16 11	2 6 3	1 4 5	3 3 0	1 11 0	—	—	—	—	—	—	36 6 9
Holkham, Blacksmiths	—	—	—	—	—	—	—	—	—	—	—	—	34 13 1½	34 13 1½
General Estate Account	2 11 1	—	—	—	—	—	459 5 11	105 10 5½	—	10 7 6	1,025 14 8½	71 19 2½	—	1,675 8 10½
	193 14 1	1,375 6 9	942 12 3	258 11 1	5,121 18 6	361 6 1	2,620 1 11	136 5 2	21 3 2	10 7 6	1,025 14 8½	71 19 2½	172 2 0½	12,311 2 5½

APPENDIX C. 4. (*See* para. 38.)

OUTLAY on BUILDINGS, REPAIRS, and MARSHES on the LANGLEY PARK ESTATE (South-east Norfolk).

—	Buildings and Repairs.	Repairs for Tenants.	Marshes, about 2,000 Acres.	Total.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1877–78 -	728 14 2½	393 17 11½	1,024 10 3	2,147 2 5
1878–79 -	1,089 13 11	68 17 10½	740 8 7½	1,899 0 5½
1879–80 -	1,213 0 0	76 4 5	1,699 10 6½	2,988 14 11½
1880–81	1,699 14 10½	20 2 3	1,176 3 9½	2,896 0 11
1881–82 -	1,422 10 2	0 17 4	631 17 5½	2,055 4 11½
1882–83 -	1,590 19 11	—	738 13 10½	2,329 13 9½
1883–84 -	2,059 9 4	—	815 0 6	2,874 9 10
1884–85 -	1,367 17 7½	—	1,026 14 11	2,394 11 6½
1885–86 -	1,121 13 3	—	694 1 3	1,815 14 6
1886–87 -	2,031 6 8	—	555 13 6	2,587 0 2
1887–88 -	1,501 19 2	—	881 19 9	2,383 18 11
1888–89 -	1,282 9 5	—	524 3 11	1,806 13 4
1889–90 -	1,042 15 9	—	579 11 2½	1,622 6 11½
1890–91 -	1,116 1 0	—	319 19 7	1,436 0 7
1891–92 -	1,009 0 7	—	376 2 1	1,385 2 8
1892–93 -	1,364 17 4	—	588 18 5	1,953 15 9
1893–94 -	1,368 3 7	—	444 8 1	1,812 11 8
	£23,010 6 10	559 19 10	12,817 17 8¾	36,388 4 4¾
		23,010 6 10	—	—
		£23,570 6 8	£12,817 17 8¾	£36,388 4 4¾

APPENDIX C. 5. (*See* para. 38.)

RENTAL and OUTGOINGS on the BLICKLING ESTATE in NORTH-EAST NORFOLK.
Total area 8,022 acres, of which 6,283 acres are let in 38 farms at rental as follows :—

1874.

	£ s. d.		£ s. d.
Rents - -	7,185 0 0	Payments:— Repairs and materials.	1,133 13 10
		Management - -	528 0 0
		Insurance - -	99 13 1
		Rent-charge - -	593 3 9
		Rates and taxes -	556 1
			2,910 12 5

1888.

	£ s. d.		£ s. d.
Rents - -	5,970 0 0	Repairs - -	1,304 17 0
		Management - -	385 0 0
		Rent-charge - -	699 6 1
		Rates - - - -	209 10 3
		Taxes - - -	390 19 0
		Insurance - -	99 15 7
			3,098 7 11

1889.

	£ s. d.		£ s. d.
Rents - -	5,936 0 0	Repairs - -	1,210 16 6
		Management - -	455 13 0
		Rent-charge - -	657 3 0
		Rates - -	193 16 3
		Taxes - - -	324 2 3
		Insurance - - -	99 15 7
			2,941 6 7

1890.

	£ s. d.		£ s. d.
Rents - - -	5,760 0 0	Repairs - -	1,029 7 3
		Management - -	473 12 7
		Rent-charge - -	553 3 0
		Rates - - - -	217 14 8
		Taxes - - -	317 14 8
		Insurance - -	99 15 7
			2,691 7 9

1891.

	£ s. d.		£ s. d.
Rents - -	5,645 0 0	Repairs - -	1,060 4 4
		Management - -	467 15 1
		Rent-charge - -	483 8 1
		Rates - - - -	197 4 2
		Taxes - - -	324 8 8
		Insurance - -	99 15 7
			2,632 15 11

1892.

	£ s. d.		£ s. d.
Rents - -	5,634 0 0	Repairs - -	1,253 19 6
Tithe Rent-charges received from tenants.	600 4 1	Management - -	447 19 6
		Rent-charge (tithe) -	1,134 11 4
		Rates - - -	202 0 4
		Taxes - - - -	332 3 5
		Insurance - -	99 15 7
	6,234 4 1		3,470 9 8

1893.

	£ s. d.		£ s. d.
Rents - - -	5,430 0 0	Repairs - -	940 5 0
Tithe Rent-charges received from tenants.	600 17 4	Management - -	463 14 2
		Rent-charge - -	1,116 12 9
		Rates - - -	204 3 11
		Taxes - - - -	312 14 0
		Insurance - -	99 15 7
	6,030 17 4		3,137 5 5

APPENDIX C. 6. (*See* para. 36.)

LAND laid down to GRASS on SHOTESHAM ESTATE (South Norfolk).

	Acres.		Acres.
Corporation and Howton	30	Next Great Wood	6
Next Howe, Howton	20	Kennel Pightle	2
Creasy's Farm	20	Skates Hill	40
Valley Farm	3	Stack Yard Meadow	5
Heath Farm	12	Crown Close, Lath Green Farm	14
Upgate Farm	27	Peckett's Farm, Woodton	28
Easto' Farm	18	Beverley's Farm, Woodton	25
Howman's next Browne's	52	Hall Farm, Woodton	19
Howman's in Shotesham	34	Shorten's Farm, Woodton	114
Pinchens	98	Part of Park	50
Brooke's Farm	18		
Great Wood Farm	7	Total	654
Newton	4		
Holmes' Grove between Woods	8		

APPENDIX C. 7. (*See* para. 31.)

EXAMPLES of REDUCTIONS of RENT on some FARMS on an ESTATE in MID NORFOLK.

Farm.	Rentals 1881. Acreage.	Rental.	Tithe paid by Tenants.	Rentals in 1894 (Tithe paid by Landlords).	—
		£	£	£	£
I.	977	1,150	118	725	1,000 spent on buildings.
II.	826	900	187	1,050	800 spent on buildings.
III.	584	800	90		
IV.	583	780	80	500	—
V.	432	510	107	380	600 spent on buildings.
VI.	210	400	—	250	—
VII.	127	170	30	130	200 spent on buildings.
VIII.	487	650	65	450	1,600 on house and buildings.
IX.	1,959	1,725	130	875	3,000 on new houses, cottages, and buildings.
X.	1,365	1,300	117	750	—
XI.	637	775	80	500	—
XII.	196	250	60	160	—
XIII.	727	700	—	340	1,200 spent on premises.
XIV.	1,150	1,650	104	1,020	2,800 spent on house and premises.
		11,760	1,168	7,130	£11,200
Add Tithe paid by Tenants		1,168			
		£12,928			

Rental received by Landlord 1881 - £11,760

	£
Rental received in 1894	7,130
Less Tithe paid by Landlord	818
Nett Rental received, 1894	£6,312

The Agent writes:—"I send you, as requested, some rentals from the estate (I do not wish name of estate "or names of tenants published), these are fair examples at present rentals. I have some 10 notices to quit at "Michaelmas 1895, out of some 30 tenants. So far as I can see, rentals must be reduced some 15 or 20 per cent "on this current year, on the present reduced figures; I do not feel sure then that we can keep our tenants."

APPENDIX C. 8. (*See* para. 31.)

EXAMPLES of REDUCTIONS of RENT of FARMS on an ESTATE in SOUTH NORFOLK.

—	Acreage.	Former Rent. Date.	Former Rent. Amount.	Present Rent.	Deduct Tithe paid by Landlord.	Nett Rent received.	—
			£	£	£	£	
I.	617	1887	970	526	22	504	Farm in hand 1887–9, let to present tenant at 970*l.*
II.	221	1878	407	241	38	203	Landlord has erected almost entirely new premises and pipe-drained 110 acres. Tenant given notice.
III.	340	1890	340	185	—	155	Tenant given notice.
IV.	97	1887	150	105	19	86	—
V.	136	1893	136	68	—	68	All lately laid down to grass.
VI.	242	1878	500	242	27	215	—
VII.	140	1884	289	140	17	123	—
VIII.	365	1884	766	456	147	309	—
IX.	212	1893	388	275	74	201	—

APPENDIX D.1. (Para. 107.)

COPY OF AGREEMENT on the HOLKHAM ESTATE.

TERMS and CONDITIONS upon which the Farm of the Right Honourable THOMAS WILLIAM, EARL OF LEICESTER, of HOLKHAM, in the County of Norfolk, a Knight Companion of the most noble order of the Garter, is let.

I.

The tenancy is to be for year commencing on the eleventh day of October, one thousand eight hundred and and so to continue thenceforth until either the landlord or tenant shall give years' notice to the other, at any time before the eleventh day of October, in any year, of his intention to terminate the tenancy.

II.

The tenant is to reside in the farmhouse, and not to assign, underlet, or part with the farmhouse, or any part of the farm, without the previous consent in writing of the landlord or his agent.

III.

The rent is to be £ per annum, and is to become due and be payable by two equal half-yearly payments, namely: on the 6th April and 11th October in each year (except the last half-year's rent, which shall become due and be payable on the 2nd August next before the termination of the tenancy,) clear of all present and future rates, taxes, and deductions whatever, except the tithe rent charge, land tax, quit rents, and landlord's property tax.

IV.

The tenant before entering upon the occupation of the farm is to pay to the landlord the amount of all compensation for improvements of the class specified in Part III. of the first schedule of the Agricultural Holdings (England) Act, 1883, which shall be adjudged or agreed to be payable to the outgoing tenant under the terms of the said Act, irrespective of deductions under section six of the Act; and also such a sum of money as the hay, turnips, mangold wurzel, and muck left upon the farm, and grown and made thereon during the then present year, shall be adjudged to be worth for consumpton on the farm, the amount to be determined by arbitration, as hereinafter provided; and also the amount that has been expended for grass seeds sown on the farm in the same year, together with the cost of sowing the same; and also all expenses attending any arbitration in reference to such compensation and payments as aforesaid which shall fall upon the landlord to pay, whether under the said Act or otherwise.

At the end of the tenancy the tenant is to leave in the hands of the landlord all the hay, turnips, and mangold wurzel, which shall be grown and produced on the farm in the last year, being paid for the same by arbitration, as hereinafter provided.

V.

The tenant is to find and provide, at proper and convenient times, before the 1st day of June next after entering upon the occupation of the farm (up to which time the barns or dressing-houses are to remain in the occupation of the outgoing tenant,) sufficient horses and waggons, or carts, with drivers, to convey the necessary fuel and water to the steam engine for threshing the corn, grain, and pulse of the previous harvest; to remove the corn, grain, or pulse when threshed into the dressing-house; to provide labourers to remove the straw as it passes from the threshing machine; and to provide horses and drivers to remove the steam engine and threshing apparatus after each threshing, to any distance not exceeding seven miles from the farm.

The tenant is to carry out and deliver, at proper and convenient times, before the said 1st day of June, in loads of not less 25 coombs each, and not exceeding loads in any week, all such corn, grain and pulse, to such place as may be required, within ten miles from the farm, and bring back the empty sacks; and he is to be allowed to take the straw, chaff, and colder for his own use, and to be paid or allowed by the outgoing tenant the toils and porterage consequent upon carrying out the corn.

At the end of the tenancy, the landlord is to make the same provision for threshing and carrying out before the 1st day of June following, the corn, grain, and pulse grown on the farm in the last year of the tenancy, and to permit the tenant to retain possession of the barns or dressing-houses until that date.

VI.

The tenant, upon entering on the occupation of the farm, shall forthwith bring the arable lands into the four-course system of husbandry practised in Norfolk, and continue so to farm the lands; namely:—the one-fourth part in winter-corn, upon olland or grass of one year's lying, shall immediately after such winter-corn be summer tilled, and sown with turnips or mangold wurzel, and then sown with barley or other spring corn, and laid down for one year with a sufficient quantity of good clover or grass seeds, so that in the last year of the tenancy there shall be, as nearly as the sizes of the fields will admit, one-fourth in winter corn or pulse, upon olland or grass of one year's lying; one-fourth in a root crop, of which not more than one-fourth shall be mangold wurzel, and not more than one-tenth in white turnips; one-fourth part in barley, or other spring corn; and the remaining fourth part in olland or grass of one year's lying; and he is not to suffer any hemp, mustard, coleseed, clover, trefoil, or other artificial grass, to stand or grow for a crop of seed in the last year of the tenancy.

VII.

The tenant shall consume on the farm all the hay, straw, chaff, colder, green crops, turnips, and mangold wurzel (except that grown in the last year of the tenancy), and spread the manure made thereon upon the lands where necessary, except in the last year when one-third part thereof, as near as the same can be estimated, shall be left turned up in heaps for the use of the landlord, and be paid for by arbitration, as hereinafter provided.

The tenant shall not mow more than a third of the meadow, or old grass land, and that only once in any one year, and not two years in succession, nor at all in the last year; and he shall not mow more than two-thirds of the clover, or artificial grass, in the last year, nor any of the lands more than once; and such two-thirds shall be made into hay, and stacked and thatched upon a convenient part of the farm.

The tenant shall cut and scour, at proper seasons in every year, such fences and ditches as may require it, or as the landlord or his agent shall direct, not exceeding one-tenth part of the whole in any one year; shall defend and preserve all young thorn, quick fences and trees, from cattle and sheep; shall not pare nor remove the soil from the backs of the fences, but keep the banks well faced-up and backed-up, and not less than four-and-a-half feet wide at the base or foot thereof; and shall prevent the banks or fences of any wood or plantation, on or adjoining the farm, from being injured. He shall also cause all grips, water-courses, and drains belonging to the meadow or grass lands, to be opened, drawn, cleansed, and bottomfyed, once in every year, at the proper season; and shall maintain and brink the banks and borders of any river upon or adjoining the farm, and remove the weeds therefrom, and do all other acts necessary to prevent the silting up of the same; shall keep the outfalls of all drains clear and free from obstruction; spread and level all ant-hills and mole-hills; mow all thistles, rushes, and weeds, before their seeding time; and not suffer any swine, unless well ringed, to be upon any meadow or grass-land.

VIII.

The tenant is effectually to destroy all rabbits, moles, and rats, upon every part of the farm.

The tenant is to deliver waggon loads of good wheat straw at the Holkham stables, or at any one of the landlord's brickyards as may be directed, in every year, without any allowance.

The tenant is to deliver one good fat turkey at Holkham House in the month of December in every year.

The tenant is to do days' work of four horses, with the necessary waggons or carts and drivers as may be required, to any place within the distance

of 10 miles from the farm in every year without allowance; and in case any portion of such days' work shall not have been done in any one year, the arrears of such year shall be performed in the subsequent year, if required or appointed by the landlord or his agent.

IX.

The tenant is not to remove nor alter any fences, landmarks or boundaries, nor to erect nor alter any buildings, without the consent in writing of the landlord or his agent.

The tenant is not to break up, nor convert any of the meadow or permanent grass land into tillage, without the consent in writing of the landlord or his agent.

The tenant is to pay a further annual rent of 20*l.* for every acre, and the same rent in proportion for any greater or less quantity than an acre, which he shall break up and convert into tillage, either of the old grass land or any laid down to permanent pasture during the tenancy, in addition to any other rent of the farm; and such additional rent is to commence from the 11th day of October next preceding the breaking up of the land, to be payable half-yearly with the other rents of the farm, and to be subject to the same conditions.

The tenant is also to pay a penalty of 5*l.* for every timber or other tree which he shall cut down, crop, or lop, without the consent in writing of the landlord or his agent, in addition to the market value of the tree.

X.

The tenant is to give ten days' notice to the landlord of his sowing barley or spring corn in the last year of the tenancy, and the landlord is to have liberty to sow grass seeds on such lands, which the tenant is to harrow in without any allowance; the tenant is not to suffer any live stock, except swine well ringed, to be upon these lands from that time.

The tenant is not to sow any swede turnips in the last year of the tenancy before the 16th day of May.

The tenant is not to suffer the ollands or grass lands to be fed by any stock, except those of the landlord or his incoming tenant, after any sale of the tenant's stock and farming utensils in the last year of the tenancy, without first offering to sell the same to one of them by agreement or by arbitration.

The tenant is to stack all the crops of corn, grain, and pulse produced on the farm in the last year of the tenancy, in the fields where they are grown; or in an adjoining one if required by the landlord or his agent; and is to thresh out the same in a husbandlike manner before the first day of June following, leaving the straw, chaff, and colder without any allowance, so that the landlord or his incoming tenant may be regularly and constantly supplied.

XI.

The tenant (excepting as to all damage occasioned by fire, storm, or tempest,) is to maintain, keep, and leave all the glass windows, and the lines, weights, and fastenings thereto belonging; and all stoves, locks, keys, bolts, bells, bell-wires, hinges, shelves, and fixtures of every kind to the farmhouse, offices and premises; and all water-closets with the cisterns and going gears; also all gates, gate-irons, stiles, posts, pales, rails, pumps, wells, bridges, tunnels, drains, grips, watercourses, rivers, river-banks, and other fences, upon and belonging to the farm or premises, in good and tenantable repair and condition, being allowed, or assigned on request, thorns grown upon the farm, bricks, pipes, lime and wood, for and towards such repairs.

The tenant is also to bear and pay (excepting as last aforesaid) one moiety of all charges for labour expended by the landlord in repairing the farmhouse and farm buildings.

The tenant is to cause the woodwork and painted walls of the interior of the farmhouse and offices to be painted with two coats of good oil paint, and the papered walls to be re-papered, when considered necessary by the landlord or his agent, and to leave the same in a perfectly good and tenantable state—the paper to be of the same description and quality as at the commencement of the tenancy.

The tenant is not to lay any corn, grain, wool, or other weighty or prejudicial matter in the farmhouse.

The tenant is to make good at his own expense, both as to material and labour, all injuries to the farmhouse, buildings, and premises through the fault or neglect of himself, or his servants, or by the horses or cattle on the farm and premises, damage by fire excepted.

XII.

The tenant is to cause all gutters, pipes, and troughs, belonging to the farmhouse and other buildings, to be effectually cleaned out when necessary.

The tenant is to provide and keep on the farm premises a ladder of sufficient length to reach to the roof of the highest building thereon in a fit state for use, and to cause or permit the same to be used on all necessary occasions.

The tenant is to keep and leave the garden, orchard, and shrubberies, well and sufficiently stocked, planted, manured, cleaned and preserved; and to well and sufficiently cherish, nail up, prune, and preserve all the fruit trees, bushes, vines and shrubs standing or growing in the gardens, orchards or shrubberies.

XIII.

The landlord is to maintain and keep the farmhouse and other buildings in good and tenantable repair, excepting only such repairs as are before specified to be done by the tenant, he, the tenant, paying (excepting in cases of damage by fire, storm, or tempest) one moiety of all expenses for labour.

The tenant is to fetch and carry all materials to be used in repairing the buildings, or in erecting new ones upon the farms by agreement, during the term.

The tenant is to fetch and carry a proportion of the materials to be used in repairing or erecting cottages belonging to the landlord, and situated in any village within one mile from the farm, with other tenants upon the estate; the proportion to be settled by the landlord or his agent.

XIV.

The landlord and his agent, and other persons authorised by him, are to have full power to enter upon the farm at all reasonable times, for the purposes of taking down and removing timber or other trees; carrying on draining or other works; inspecting, altering, and repairing the buildings, raising and removing marl, clay, brickearth, gravel, sand or stone (which, with all timber, trees, mines, and minerals, are reserved to the landlord), burning bricks, pipes, or tiles, or for any other lawful purpose, reimbursing the tenant for any injury he may sustain.

The landlord retains the power to take land for roads, watercourses, buildings, planting, or other improvements, or for the purpose of exchange, giving to the tenant one month's notice of his intention to do so, and allowing to him a proportionate reduction from the rent, and paying him for any actual damage he may sustain.

XV.

The landlord reserves the exclusive right, for himself, his friends, companions, and servants, of hunting, shooting, fishing, fowling, coursing, and sporting upon the farm and premises.

The tenant is to use his utmost endeavours to preserve the fish, game, and eggs and nests of game and wild fowl, and to prevent all other persons from molesting or destroying the same, or from trespassing on any part of the lands for that purpose.

The landlord may bring any action, or take any legal proceedings, or give any notices to or against any person so offending or trepassing, in the name and on behalf of the tenant, who shall not release, impeach, hinder, or discharge any such action or proceedings without the consent in writing of the landlord, who shall indemnify and save the tenant harmless from the costs and charges.

XVI.

If the rents reserved, or any part of them, shall be in arrear or unpaid for twenty-one days after the date on which they are specified to be paid; or if the tenant shall break or infringe any of the conditions of his tenancy; or shall abscond, or cease to reside upon the farm; or be declared bankrupt; or make any assignment of his personal estate, or any composition with his creditors; or if any writ of execution shall be issued against his person or goods, the landlord shall have power to enter upon the farm, lands, and premises, and remove the tenant, or any other persons therefrom; the right of distress, ejectment or other

action at law by the landlord not being in any way thereby affected.

If at any time the crops shall be sold under a distraint for rent, they shall be sold subject to the straw, chaff, and colder being left on the farm without any allowance, and the hay and roots being consumed thereon.

No receipt for any rent or penalty shall discharge any other rent or penalty than that mentioned in such receipt; and no condition before-mentioned shall operate to weaken, prejudice, or postpone the performance of any other conditions by the tenant, nor the right of the landlord to enforce the same by action, suit, or otherwise.

XVII.

When any valuation shall be made of the hay, turnips, mangold wurzel, and muck to be left at the end of the tenancy, the person or persons making such valuation shall take into consideration the state, condition, and usage of the farm and premises; and determine whether the tenant has carried out all the terms and conditions before-mentioned, and whether the farm is in a clean and creditable state; and if not, shall determine what sum of money shall be paid to the landlord as compensation therefor; and shall deduct such sum from the amount which the hay, turnips, mangold wurzel, and muck, shall be adjudged to be worth.

XVIII.

The word "landlord" shall include his heirs and assigns, and the word "tenant" shall include his executors, administrators, and assigns.

If any question or dispute (other than one the settlement of which is provided for by the Agricultural Holdings (England) Act, 1883) shall arise between the landlord and tenant, or their respective heirs, executors, administrators, or assigns, as to these terms and conditions; or any matter or thing connected with them, or with the occupation of the farm; such matter in difference, including any hereinbefore provided to be referred to arbitration, shall be referred to two arbitrators and their umpire, in accordance and conformity with the provisions contained in the Common Law Procedure Act, 1854, or any then subsisting statutory modification thereof; and if at the end of the tenancy there shall be, in addition to the reference to ascertain the value of the hay, turnips, mangold wurzel, and muck left by the outgoing tenant, a reference under the provisions of the Agricultural Holdings (England) Act, 1883, to two referees appointed respectively by the landlord and tenant, the landlord and tenant shall each (except in any case where it may be impracticable so to do) appoint the same referee for both references: and so far as the landlord and tenant can control the appointment of an umpire the same person shall be appointed to act as umpire in both references.

The Right Honourable Thomas William, Earl of Leceister, of Holkham, K.G., the landlord above mentioned, hereby agrees to let, and of as the tenant above mentioned, hereby agrees to rent and hold the farm, in the parish of in the County of Norfolk, now in the occupation of containing acres or thereabouts, for the period, at the rent and upon the terms and conditions aforesaid: and the said landlord and the tenant mutually agree that they will respectively observe and perform all such of the above terms and conditions as are binding upon, or applicable to, the landlord and tenant respectively.

Dated this day of in the year of our Lord, one thousand eight hundred and

Signed by the said Earl of Leicester, in the presence of

Signed by the said in the presence of

APPENDIX D. 2. (Para. 108.)

AGREEMENT in force on the MARCHIONESS OF LOTHIAN'S ESTATE (North-east Norfolk).

MEMORANDUM of an AGREEMENT made this day of one thousand eight hundred and between the DOWAGER MARCHIONESS of LOTHIAN of the one part, and of the other part.

Whereby the Dowager Marchioness of Lothian (who is hereinafter designated the landlord) agrees to let to the said (who is hereinafter designated the tenant) as tenant from year to year from the eleventh day of October , and comprising the several hereditaments set forth in the schedule hereunder written, at the rent and upon and subject to the terms and stipulations following, that is:—

1. That the rent shall be the yearly sum of pounds payable in equal half parts on every sixth day of April and eleventh day of October during the tenancy, yet so that the rent payable on any eleventh day of October after notice to quit, the said farm shall have been given, either by landlord or tenant, shall be anticipated and become due on the first day of August previously, and so that any apportioned rent in case of the determination of the tenancy, under the stipulation in that behalf hereinafter contained up to the day of such determination shall become due on such day.

2. That the landlord shall pay all the land tax and property tax, and the tenant shall pay all the other taxes and all the rates which during the tenancy may become payable in respect of the farm.

3. That the tenant shall reside during the tenancy in the farm-house of the farm, shall and will on the fifth and tenth years of the tenancy paint in a proper manner all the outside doors and the outsides of the frames of all the doors and windows belonging to the said farm-house, and shall keep the fruit trees and bushes in the gardens or orchards thereof well preserved and pruned, and all the hedges of the farm properly banked up, and the bushes thereupon cut down and trimmed, and all the ditches and drains of the farm cleansed and bottomfied and shall keep all the pasture or meadow lands of the farm as pasture or meadow with the weeds and thistles mowed down, and shall not mow such pasture or meadow lands of the tenancy, and shall farm the arable lands of the farm in an husbandlike manner according to the four-course system of Norfolk husbandry.

4. That the tenant shall consume upon the farm all the turnips, mangold wurzel, hay, straw, fodder, clover, chaff, and colder grown thereon, and at the end of the tenancy shall leave all muck not used on the farm heaped up in the yards thereof, and all hay not then consumed on the farm stacked in the most convenient places thereof, and all the turnips and mangold wurzel then growing upon the farm during the last year of the tenancy, and shall before the first day of June next after the expiration of the tenancy (and up to which day the tenant shall have the possession of the barns and stacking places upon the farm for such crops of corn and grain) thresh and dress the same, and deliver all the straw, chaff, and colder thence arising, as the same shall be so threshed, to the landlord or any person appointed by the landlord, and that this present stipulation, so far as the same can be made applicable, shall apply to the determination of the tenancy under the stipulation hereinafter contained.

5. That the landlord at the end of the tenancy shall pay to the tenant for the muck, hay, turnips, and mangold wurzel mentioned in the last stipulation, and also for the hay seeds sown in the spring preceding

the end of the tenancy, and for sowing the same the sum of money found to be the value thereof by valuation in the usual manner, and shall also pay to the tenant the expense of threshing and dressing all or such part of the last year's crops of corn and grain as shall be threshed and dressed after the expiration of the tenancy, and shall carry out and deliver within any distance not exceeding fourteen miles, and in quantities of not less than ten quarters, except the last load, the last-mentioned crops of corn and grain.

6. That the tenant shall make good all breaches and damages which may happen to the farm by or through the wilfulness or negligence of the tenant, or the servant or incomers of the tenant, and the landlord shall make good all damages which may happen to the buildings thereof by fire or tempest, and that for all other repairs which may be required to be done about the farm during the tenancy the landlord shall find rough stuff and materials and pay one-half part of the workmen's wages, and the tenant shall find straw and shall cart all materials and rough stuff from any distance within ten miles, and shall pay one-half part of the workmen's wages.

7. That the landlord shall have exclusive right of taking and killing all the game, snipes, and woodcocks which during the tenancy shall be found upon the farm and generally of sporting thereon.

8. That the landlord and every person authorised by the landlord shall have the right to enter and be upon the farm at all reasonable times for the purpose of viewing the condition thereof, or of doing repairs, or of preserving game or sporting thereon.

9. That the tenant shall gratuitously deliver and render to the landlord such straw, and do for the landlord such cartage as have heretofore been rendered and done by former tenants of the farm.

10. That the landlord may plant or use for ornamental purposes any part of the farm upon allowing the tenant for any damage which may be done to the growing crops, and making a proportionate deduction of rent, and discharging the tithe rent charge.

11. That at the expiration of the tenancy the landlord or tenant may require that the amount of damage from the breach of any of the preceding stipulations shall be ascertained by valuation, and the amount thereof added to or deducted from any balance which may then be due to or from the landlord or tenant as the case may be.

12. That it shall be lawful for the landlord to determine the tenancy in case the tenant shall become bankrupt, or compound with creditors, or go into liquidation, or in case the tenant shall either voluntarily or involuntarily part with the possession of the farm to any person whomsoever without the previous consent in writing of the landlord, or in case the tenant shall fail in the performance or observance of any of the preceding stipulations, and thereupon to expel the tenant and any person claiming under the tenant from the farm, and with liberty to distrain all the goods of the tenant then upon the farm for any rent which may then be or thereupon become due.

13. And that all terms of tenancy and customs of tenancy now generally existing upon Lady Lothian's estate, and not herein expressed or hereby otherwise provided for, shall subsist with and be deemed to be incorporated in the contract of tenancy.

As witness the hands of the parties the day and year first above written.

APPENDIX D. 3. (Para. 108.)

AGREEMENT in force on the ESTATE of MR. E. R. PRATT (South-west Norfolk.)

AN AGREEMENT made this day of , in the year between EDWARD ROGER MURRAY PRATT, of Ryston Hall, in the County of Norfolk, Esquire, hereinafter called the LANDLORD, for himself, his heirs and assigns, of the one part, and , of , in the County of , herein-after called the tenant, for the other part.

Whereby the said Landlord agrees to let, and the said Tenant, agrees to hire, all that farm house, premises and lands, as described in the Schedule hereunder written, situate in the Parish of , known as , comprising a. r. p., or thereabouts, and now in the occupation of from the day of .

Reservations to the Landlord.

The said Edward Roger Murray Pratt reserves to himself all timber, pollards, and other trees and bushes, except such bushes and thorns in the fences as may be cut and reserved for repairing the fences.

And all game, wild fowl, fish, nests and eggs of game, and the hares and rabbits, upon the said premises, with the exclusive right of killing and taking the same, in any manner, by himself, his agent, friends, or servants, or other persons authorised for him, at all times. But subject as to ground game to the provisions of the Ground Game Act, 1880.

And full and free liberty of ingress and egress at all times upon any part of the premises, for himself, or agents to sport, to lay materials for repairs, erect buildings, make roads, drains, water courses, and plantations; to plant and transplant trees upon the backs or borders of the fences, and lop, top, fell, carry away, let lie, any timber trees, or other trees, pollards, or bushes, and for all other reasonable purposes whatsoever.

The right right to take any portion of the said farm, not exceeding acres for planting or any other purposes, allowing a reasonable compensation for the same, in proportion to the rent paid by the tenant.

To open pits for earth, stones, or water.

To raise and take away marl, stones, clay, earth, chalk, gravel, or minerals, and to burn bricks or tiles thereon, at his option, doing as little damage as may be.

No agreement by an agent for the hire of any farm, cottage, or tenement, or piece of land, to be considered valid except it is countersigned by the landlord.

Term and Rent.

The term to be from the day of 18 at the yearly rent of exclusive of parochial assessments, which are also to be paid additionally by the tenant; and also an additional rent of *twenty pounds* per acre, for every acre of the land broken up, sown, mown, cropped, or cultivated contrary to the covenants hereinafter contained, or neglected to be sown, mown, cropped, or cultivated, or used contrary to the covenants herein-after contained, unless by sanction of the landlord in writing. Such additional rents to be paid quarterly in manner herein-after mentioned, and to be recoverable by distress, as rent hereby reserved, and the first payment to be made on the first quarter day next after the event on which the same shall become payable.

Covenants to be observed by the Landlord.

1. To pay the land-tax, landlord's property-tax and tithes, school rates, and church repair subscriptions.

2. To permit quiet possession of the premises on payment of rent and performance of covenants, provided always, and it is hereby agreed, that if at any time the rents are not paid within 28 days after they become due, whether the same be first demanded or not, or in case of breach, or non-performance of covenants, or in case of the tenant becoming bankrupt, or making any composition with his creditors, or assigning over his property, the landlord may retake possession of all or any part of the premises, and this agreement shall be void.

3. To permit the tenant to have the use of the barns and stackyards until the 1st of June, after the end of the term.

Covenants to be observed by the Tenant.

1. To pay the said respective rents by equal quarterly payments as the same shall become due, on the 6th day of January, the 6th day of April, the 6th day of July, and the 11th day of October, except the last quarter's rent, which shall become due and be payable on the 1st day of August in the last year.

2. To reside in the dwelling-house, and not to use any part of it for a store house for laying corn or wool, &c.; and not to under-let any part of the premises, and not to occupy any other land without consent, in writing, first obtained of the landlord; and to serve all the offices the law imposes on him.

3. To farm and cultivate, and leave all the arable uplands in a good, clean, and husbandlike manner on the four-course shift, as nearly as the sizes of the fields will admit of, so as to have one-fourth part thereof in winter corn, after a one-year's layer; one other fourth-part turnips or mangel-wurzel for the feed of stock after a first corn crop; and which turnips or mangel-wurzel shall be twice well hoed and preserved for a crop; one other fourth-part summer corn, after turnips, or other vegetables for the feed of stock; and which last-mentioned fourth-part is to be laid down with a sufficient quantity of good clean clover or other grass seed; and the remaining fourth-part to be one year's layer after summer corn.

4. To cultivate the fen land, in each year of the tenancy, and leave the same in the five-course system of husbandry: namely coleseed or mangel-wurzel (grown on land after wheat), fed off with sheep; oats, wheat, clover, or other artificial grass, sown with wheat for feeding or mowing the succeeding year, or one half the shift with beans, and the other half with mangel-wurzel or turnips, then wheat again; but these systems of husbandry may be departed from in any case in which the tenant will reap advantage, provided that no injury is done to the farm and the leave of the landlord (in writing) is obtained.

5. To consume on the premises annually, all the hay, straw, chaff, clover, fodder, turnips, or mangel-wurzel (for the feed of stock) grown thereon during the term, except the last year's crop, and such winter corn straw yearly as shall be wanted for thatching and repairing the building hereby demised, and the straw to be delivered for the use of the landlord as herein-after mentioned; and to lay and consume on the land all the manure made on the premises yearly, during the term where most needful, except such as shall be made after the 1st of June in the last year, which shall be paid for by valuation made in the usual way.

6. To summer till and sow with turnips or mangel-wurzel, the latter not to exceed acres in the last year of the tenancy, one-fourth part of the arable lands which shall come in course for turnips in that year, being paid for such turnips or mangel-wurzel according to a valuation in the usual way.

7. To leave all the last year's hay stacked and thatched in the stackyards of the said premises, being paid for the same, at a consuming price, according to a valuation in the usual way.

8. To permit the landlord or incoming tenant to sow grass seeds, in the last year, on land sown with summer corn, for his own use and benefit, and to harrow and roll in the same gratis; and to give the landlord, his agent, or incoming tenant, twenty days' previous notice of his intention to sow such summer corn, and if the seeds are not supplied within ten days, then the outgoing tenant shall provide proper seed and shall be paid for the same; and not feed the layer afterwards with sheep, or cattle, but with pigs only, properly ringled.

9. To turn up in heaps all the manure made after the 1st day of June in the last year of the term, on or before the first day of October in such last year, and leave the same for the use of the landlord or incoming tenant; to be paid for by valuation in the usual way, except such other part thereof as shall in such last year be laid on the land, to be sown with turnips or mangel-wurzel.

10. To inbarn or stack, on the most convenient part of the premises, all the corn, grain, and pulse, grown in the last year, and to thresh out the same before the first day of June next following. The landlord or his incoming tenant to find horses, carts, and drivers to carry the corn when threshed, from the machine into the barn for the purpose of dressing, to cart water and coals for the engine, to find horses and drivers to move the machine from stack to stack, also to remove the machine from the farm from time to time when it has finished threshing to the next place, not exceeding the distance of four miles from the said farm; to carry out the outgoing tenant's corn to any place or places not exceeding ten miles, in reasonable and proper loads, from the premises, and bring back empty sacks, having the straw chaff and colder delivered to him in as good condition as the season will admit of. But no corn or grain shall be threshed before the eleventh day of October in such last year, except such quantities as may be required for thatching the stacks of the last year's corn and grain.

11. To level all ant hills, and cut or stub up the thistles, nettles, and rushes as often as necessary, to prevent the same from seeding or increasing.

To weed annually all the corn crops in a husbandlike manner, and also to mow all the weeds on the pasture or meadow lands.

To clean out all the ditches, drains, and water-courses, to their original depth; to repair and make good the fences thereof in the pastures or meadows annually, in the autumn, and to rode and rake all fen ditches or dikes in each year of the tenancy, and keep them in good order, and at a sufficient depth to enable the water to run off clean into the engine drain, and cut and scour one-fourth yearly; and that in case the tenant shall neglect this covenant after having received 14 days' notice from the landlord or his agent, it shall be lawful for the landlord or his agent to send and have the same cut, stubbed, raked, as the case may be, and the expense of it shall be paid by the tenant at the time he pays the next quarter's rent. Not to throw down fences or fill up ditches without leave of the landlord.

12. Not to mow more than one-third of the grass land in any one year, nor more than once in each year, nor mow more than one-half of the shift of arable land being clover, trefoil, or artificial grass, any one year.

13. Not to cut down, lop, or top any trees, pollards, underwood, bushes, or thorns (except such thorns as may be necessary for repairing the fences belonging to the premises, and these shall not be cut between the first day of April and the first day of August, without leave, in writing, from the landlord) or, on so doing, to pay *fifty pounds* for every tree or pollard; and *five pounds* for every load of underwood, bushes, or thorns, over and above the value thereof, as liquidated damages.

14. To preserve and defend young quicks with sufficient hurdles, and all young trees upon the premises, to the utmost of his power.

15. To do the carriage work of all materials used in the repairs of the premises to be done by the landlord, or in erecting new buildings, without any allowance for such carriage work.

16. To find winter corn straw for thatching and repairing the premises gratis.

17. To make good all damages done to any part of the premises by carelessness, or by horses, or by stock, or in any other manner.

18. To keep in good repair the dwelling house, cottages, farm premises, and their fixtures, the glass, lead, and solder in the windows, gutters, pipes, troughs, cess-pools, tunnels, ditches, drains, rails and fences, the going gear of the pumps, stoves, locks, bars, bolts, and staples in the dwelling house, and all gates and gate irons, being allowed rough wood not sawn, bricks, tiles, slates, and lime for the doing thereof, and to leave the same in such good repair at the expiration of the tenancy, or the same shall be valued and paid for as hereinafter mentioned.

19. Not to shoot or destroy any winged game, wild fowl, or fish, upon any part of the premises, but strictly to preserve the same, to the best of his ability, for the use of the landlord or for any person having his leave to sport thereon, and to turn off, by notice in writing, any person not authorised by the landlord, from entering upon the premises or any part thereof for the purpose of sporting, or using any road or way not established by law.

20. To permit the landlord to give notices, and bring actions in the name of the tenant, against any person or persons trespassing, shooting, or fishing upon the demised lands; the landlord to pay the expenses of the suit.

21. Not to open any new pit on the premises, or sell, or carry off, or allow to be carried off, earth of any sort, or stones, or bushes; nor make any alteration in the buildings, or fences, without leave, in writing, first obtained of the landlord.

22. Not to allow any hogs or swine to be at large without a keeper, nor without being properly ringled.

23. To kill and destroy all rats, rabbits, and mice, and all moles, on and about the lands and premises herein comprised.

24. To deliver, on request, yearly and every year, at Ryston Hall, or the home farms, one wagon load of good upland wheat straw for every 80 acres of arable land occupied by the tenant, and one load by those who occupy less than 80 acres and above 40.

25. To cart, free of any charge, two tons of coals, or any other material, from any place not exceeding 5 miles, to Ryston Hall, or where directed, for every 50 acres occupied by him; and those who do not occupy 50 acres, one ton; tenants occupying fen land to cart the coal for the engine yearly, in proportion to the fen land occupied by them.

26. To enter upon the demised premises on the 11th day of October next, upon the terms of this demise, subject to the outgoing tenant's temporary right to the barns and stackyards (during which time it is expressly agreed that the landlord's right to distrain the effects of the outgoing tenant for arrears of rent shall remain in full force) and to pay and perform to and for the outgoing tenant, such matters, acts, and things, and in such manner as according to the terms of his tenancy are to be paid and performed, to and for him, by the landlord or incoming tenant.

27. In case any straw or hay produced upon the farm, shall be destroyed by fire, the value thereof, at foddering price, shall be expended in hay straw, or artificial manure, to be used or left upon the premises.

28. To pay the charge for the agreement delivered to him, as usual in such cases.

And it is mutually agreed—

1. That at the expiration of the tenancy, the outgoing tenant shall be paid for the unexhausted value of his improvements according to the following scale:—

To be allowed compensation upon a 12 years' principle, where a mutual arrangement is made for landlord to provide tiles, and the tenant pays all labour, carriage, and haulage; upon a 20 years' principle where tenant provides tiles as well as labour, &c.; upon an 8 years' principle for bush draining and mole ploughing, when done at tenants' cost.

To be allowed for bones (not less than ¼ in.) where applied to arable land, upon a 4 years' principle; where applied to pasture land, 8 years.

To be allowed upon a 12 years' principle; the entire cost to be allowed for the first 4 years, and after that period one-eighth to be deducted yearly for the remaining 8 years, claying and chalking on fen lands on a 6 years' principle.

To be allowed one-third of the cost where only one crop has been taken.

To be allowed upon a 4 years' principle.

To be allowed one-third of the cost of the following, namely:—Rape, mustard and cotton cakes, greaves, malt culms, bone meal, town made or farm yard manures used for roots or other green crops, during the last year. And where a root crop fails and the land has been properly cultivated and is left in a clean condition, half the cost of such manures, and also half the value of the farm yard manure used thereon.

To be allowed one-third of the cost of linseed and cotton cake, linseed and cotton seed mills, purchased beans and peas, and one-sixth of the cost of all other purchased corn and feeding stuffs consumed on the holding during the last year of the tenancy; but in estimating the amount of compensation, no larger outlay shall be taken into account than the average expenditure of the two preceding years. Also

To be allowed one-sixth of the cost of linseed and cotton cakes, and linseed and cotton seed meals, purchased beans and peas, consumed in the preceding year.

2. That a statement of all outlay made by the tenant, as to manures, and as to any other so-called improvement whatsoever, in respect of which the tenant hereafter intends to claim compensation, shall be delivered to the landlord at the audit in the December of each year.

N.B.—Samples taken from the bulk of the manufactured artificial manures spread upon the farm, shall in each year be submitted and sent to the landlord, and the landlord may at any time call for all proper proof, and evidence of use and application of such manures, and may call for and inspect all bills, vouchers, and receipts, showing the description of, and outlay upon any of the matters hereinbefore mentioned.

3. That all claims or matters in dispute arising under this agreement, and all compensation, allowances, payments, and valuations to which either party may claim to be entitled under this Agreement, or under the Agricultural Holdings (England) Act, 1883, or otherwise, and all questions as to the constructions of this Agreement or as to the performance or observance of any of the conditions herein contained shall be ascertained and settled by a referee in manner provided by the Agricultural Holdings (England) Act, 1883, but without any appeal in any case to the county court, and the provisions of sections 7 and 23 of such Act relating to notices and appeals to the county court, and of section 10 relating to the appointment of referees and umpires by the county court or the Land Commissioners, shall not apply to this tenancy. All questions relating to the validity of or arising under any distress made under the provisions of this Agreement shall be determined by a court of summary jurisdiction, as provided by section 46 of the Agricultural Holdings (England) Act, 1883.

4. That the landlord may sell and dispose of under a distress for rent in arrear, all or any of the crops grown on the premises, and agreed to be consumed thereon, subject to a condition that the same shall be so consumed in accordance with the clauses and agreements herein contained.

5. That both parties shall give one year's notice, in case there should be a wish on either part to terminate the tenancy.

The Schedule herein-before referred to.

APPENDIX E. 1. (*See* para. 45.)

ACCOUNTS of FARM of 425 ACRES (383 arable) in NORTH NORFOLK, farmed on the FOUR-COURSE system.

—	1879–80.	1880–81.	1881–82.	1882–83.*	1883–84.	1884–85.	1885–86.	1886–87.	1887–88.	1888–89.	1889–90.	1890–91.	1891–92.	1892–93.
Dr.	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Valuation beginning of year	2,626	2,850	3,243	—	3,847	3,550	3,402	3,250	2,924	2,981	3,105	3,005	3,023	2,957
Corn, cake, and seeds bought	663	859	626	—	700	772	684	570	575	628	553	570	472	713
Live stock bought - -	751	1,035	1,113	—	933	791	1,135	741	1,374	1,056	912	1,123	650	1,140
Manure bought - -	256	243	232	—	242	254	303	302	242	234	250	218	179	182
Tradesmen's bills - -	186	184	256	—	135	140	132	135	110	110	94	188	173	140
Rent, tithe, taxes, and insurance.	501	538†	528†	—	520†	515†	480	427‡	425	423	442§	431§	410	424
Labour - - -	594	543	580	—	507	485	504	522	494	529	540	586	587	598
Profit - - -	—	63	840	480	—	74	217	—	640	230	315	750	42	373
	5,577	6,315	7,418	—	6,884	6,581	6,857	5,947	6,784	6,191	6,211	6,871	5,536	6,527
Cr.	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Wheat - - -	409	612	579	—	680	561	610	471	460	418	612	670	490	435
Barley - - -	473	420	735	—	578	653	564	425	480	498	505	535	437	502
Oats - - -	—	156	—	—	—	—	71	74	52	77	39	110	62	73
Dairy produce and poultry -	90	136	130	—	125	122	124	73	128	128	93	40‖	52	45
Miscellaneous produce, hay, &c.	93	142	57	—	170	176	24	26	215	66	34	550¶	15	317
Live stock - - -	1,270	1,605	2,206	—	1,755	1,667	2,213	1,791	2,470	1,896	1,923	1,931	1,722	2,330
Valuation at end of year -	2,850	3,243	3,712	—	3,550	3,402	3,250	2,924	2,981	3,105	3,005	3,023	2,957	2,824
Loss - - -	392	—	—	—	26	—	—	161	—	—	—	—	—	—
	5,577	6,314	7,419	—	6,884	6,581	6,857	5,945	6,786	6,188	6,211	6,859	5,735	6,526

* Accounts missing for this year. † Twenty acres, at a rent of 26*l.*, were taken for pasturage during these years.
‡ Rent reduced 50*l.* § Including 15*l.* rent of marsh land. ‖ Dairy sold off this year. ¶ Stock of old hay sold.

APPENDIX E. 2. (*See* para. 45.)

ACCOUNTS of a FARM in MID-NORFOLK, 1884–93. Michaelmas, 1884–5.

750 acres (660 arable).

Receipts.	£	s.	d.
Wheat - - - - - -	973	15	6
Barley - - - -	810	13	0
Sundries - - - -	97	5	9
Sheep - - - - -	913	11	6
Cattle - - - - -	781	7	6
Pigs - - - - -	37	9	6
Rents - - - - - -	125	0	0
	3,739	2	9
Loss - - - - -	307	15	7
	£4,046	18	4

Expenditure.	£	s.	d.
Rents, tithe, &c. - - - - -	1,204	18	8
Labour - - - - -	1,284	14	7
Rates - - - - - -	98	3	6
Bills, steam tillage, &c. - - -	391	2	5
Stock - - - - - -	59	19	0
Seed corn and sundries - - -	166	8	1
Manure - - - - - -	215	2	6
Feeding stuffs - - - -	609	9	9
Insurance - - - - -	16	19	10
	£4,046	18	4

1885–86.

Receipts.	£	s.	d.
Wheat	719	4	0
Barley	1,001	11	0
Sundries	143	3	0
Cattle	1,078	13	0
Sheep and wool	833	18	3
Pigs	75	17	6
Rents	55	4	0
	£3,907	10	9

Expenditure.	£	s.	d.
Rent and tithe	1,125	10	0
Rates	80	9	7
Labour	1,237	18	9
Bills	345	15	9
Stock	128	0	0
Seed corn and seeds	186	14	3
Manure	152	3	7
Feeding stuffs	578	12	0
Insurance	16	15	2
	3,851	19	1
Profit	55	11	8
	£3,907	10	9

1886–87.

Receipts.	£	s.	d.
Wheat	688	11	9
Barley	829	6	3
Sundries, dairy, poultry, &c.	221	15	5
Cattle	1,484	12	1
Sheep	660	4	10
Pigs	124	4	3
Rents (cottages, allotments, &c.)	55	4	0
	4,063	18	7
Loss	634	4	5
	£4,698	3	0

Expenditure.	£	s.	d.
Rent, tithes, &c.	1,128	0	8
Labour	1,276	10	4
Rates	83	1	3
Bills	289	11	6
Stock	1,001	1	9
Seed corn and seeds	145	10	1
Manures	161	19	10
Feeding stuffs	595	7	9
Insurance	16	19	10
	£4,698	3	0

1887–88.

Receipts.	£	s.	d.
Wheat	783	19	3
Barley	732	14	6
Sundries, seed, hay, butter, &c.	582	3	3
Cattle	1,533	6	8
Sheep	809	8	6
Pigs	150	7	0
Rents received	55	4	0
	£4,647	3	2

Expenditure.	£	s.	d.
Rents and tithes	1,092	12	7
Labour	1,174	12	9
Bills	220	10	3
Rates	76	1	2
Stock	923	0	6
Seed corn and seeds	170	11	11
Manures	173	6	0
Feeding stuffs	419	19	5
Insurance	18	10	0
	4,269	4	7
Profit	377	18	7
	£4,647	3	2

1888–89.

Receipts.	£	s.	d.
Wheat	440	16	6
Barley	604	7	6
Sundries	568	10	6
Cattle	2,338	8	5
Sheep	832	7	6
Pigs	98	0	0
Rents	50	0	0
	£4,932	10	5

Expenditure.	£	s.	d.
Rents	1,033	0	0
Tithes	57	12	6
Labour	1,324	0	0
Rates	80	19	1
Bills	251	4	4
Stock	1,110	16	2
Seed corn and seeds	71	19	1
Manures	175	0	11
Feeding stuffs	601	18	8
Insurance	18	13	5
	4,725	4	2
Profit	207	6	3
	£4,932	10	5

1889–90.

Receipts.	£	s.	d.
Wheat	896	18	3
Barley	749	3	7
Sundries	66	11	9
Cattle	2,143	6	5
Sheep	796	9	0
Pigs	76	17	0
Rents	5	4	0
	4,934	10	0
Less corn and stock from farms given up	1,300	0	0
	£3,634	10	0

Expenditure.	£	s.	d.
Rents	567	0	0
Tithes	11	5	2
Labour	800	0	0
Rates	35	8	9
Bills	238	6	4
Stock	1,122	16	6
Seed corn and seeds	111	13	5
Manures	102	2	6
Feeding stuffs	348	1	0
Insurance	16	1	6
	3,352	15	2
Profit	281	14	10
	£3,634	10	0

1890–91.

Receipts.	£	s.	d.
Wheat	547	7	0
Barley	497	12	0
Sundries	33	18	1
Cattle	1,255	16	6
Sheep	647	19	3
Pigs	70	3	9
Rents	23	4	0
	£3,076	0	7

Expenditure.	£	s.	d.
Rents	629	13	6
Labour	855	11	5
Rates	42	14	7
Bills	252	15	1
Stock	684	7	6
Seed corn, &c.	69	10	10
Manures	84	3	2
Feeding stuffs	383	15	0
Insurance	11	18	0
	3,014	9	1
Profit	62	11	6
	3,076	0	7
Loss by bankrupt butcher	295	16	1
Less profit on farm	62	11	6
	£233	4	7

1891–92.

Receipts.	£	s.	d.
Wheat	505	5	6
Barley	477	14	0
Sundries	64	7	11
Cattle	1,206	7	6
Sheep	814	19	7
Pigs	108	10	6
Rents	5	4	0
	£3,182	9	0

Expenditure.	£	s.	d.
Rents	571	5	0
Labour	841	4	4
Rates	37	8	7
Bills	219	2	5
Stock	247	16	0
Seed corn, &c.	117	10	1
Manures	116	5	3
Feeding stuffs	420	0	4
Insurance	11	16	8
	2,582	8	8
Profit	600	0	4
	£3,182	9	0

1892–93.

Receipts.	£	s.	d.
Wheat	287	10	0
Barley	596	11	0
Sundries	67	17	4
Cattle	1,037	15	6
Sheep	536	12	10
Pigs	115	9	9
Cottage rents	5	4	0
Farm and garden produce to house	41	17	6
	2,688	17	11
Loss	418	12	1
	£3,107	10	0

Expenditure.	£	s.	d.
Rent (including tithe)	543	15	0
Rates	39	11	11
Labour	790	4	0
Bills	310	17	6
Stock	775	0	0
Seed corn	97	18	2
Manures	45	1	9
Feeding stuffs	453	19	6
Insurance	10	18	2
Market expenses	10	4	0
Half dairymaid's and groom's wages	30	0	0
	£3,107	10	0

APPENDIX 3 (*See* para. 45).

Accounts of a Farm of 300 acres (280 arable) in North Norfolk, farmed by Owner—four course system.

—	1885–86.	1886–87.	1887–88.	1888–89.	1889–90.	1890–91.	1891–92.	1892–93.
Dr.	£	£	£	£	£	£	£	£
Valuation, beginning of year	2,632	2,987	2,718	2,826	2,925	3,001	2,589	2,676
Corn, cake, and seeds bought	573	530	430	581	495	560	542	545
Live Stock	1,681	885	1,165	1,271	1,099	840	929	898
Manure	222	167	180	147	131	133	104	98
Tradesmen's bills	296	231	184	102	195	209	171	185
Rent,* tithes, taxes, and insurance	497	522	513	509	516†	524†	535†	532†
Labourer (including Repairs)	476	489	446	470	494	506	537	509
Profit	—	—	11	329	189	9	—	80
	6,377	5,811	5,647	6,234	6,044	5,783	5,408	5,522
Cr.								
Wheat	452	508	358	482	495	585	429	451
Barley	448	445	344	502	530	503	390	498
Dairy produce and poultry	42	82	93	69	62	50	43	57
Miscellaneous, Hay, &c.	45	26	150	61	44	74	120	157
Live Stock	2,356	1,886	1,876	2,195	1,913	1,982	1,740	1,935
Valuation at end of year	2,987	2,718	2,826	2,925	3,001	2,589	2,676	2,423
Loss	46	145	—	—	—	—	9	—
	6,377	5,811	5,647	6,234	6,044	5,783	5,408	5,522

* Rent charged at Income Tax Assessment Tithe in year 1885–86, 83*l*. † Extra marsh land included.

APPENDIX E. 4. (*See* para. 45.)

Summary of Accounts on a Farm of 490 Acres in Mid-Norfolk for the years 1887–94.

Payments.	£	s.	d.	Receipts.	£	s.	d.
Valuation, 1887	4,223	5	0	Receipts	3,753	12	1
Payments	3,957	17	7	Valuation, 1888	5,027	0	0
1887–8.—Profits	599	9	6				
	8,780	12	1		8,780	12	1
Valuation, 1888	5,027	0	0	Receipts	3,940	16	7
Payments	3,369	4	4	Valuation, 1889	5,008	0	0
1888–9.—Profits	552	12	3				
	8,948	16	7		8,948	16	7
Valuation, 1889	5,008	0	0	Receipts	3,797	19	2
Payments	3,591	14	6	Valuation, 1890	5,190	15	0
1889–90.—Profits	388	19	8				
	8,988	14	2		8,988	14	2
Valuation, 1890	5,190	5	0	Receipts	4,405	16	3
Payments	3,755	16	2	Valuation, 1891	4,681	5	0
1890–91.—Profits	141	0	1				
	9,087	1	3		9,087	1	3
Valuation, 1891	4,681	5	0	Receipts	2,884	18	4
Payments	3,267	4	11	Valuation, 1892	4,584	0	0
1891–2	—			Loss	479	11	7
	7,948	9	11		7,948	9	11
Valuation, 1892	4,584	0	0	Receipts	3,428	0	3
Payments	2,801	4	2½	Valuation, 1893	4,047	10	0
1892–3.—Profits	90	6	0½		—		
	7,475	10	3		7,475	10	3
Valuation, 1893	4,047	10	0	Receipts	3,092	2	5
Payments	3,308	12	3	Valuation, 1894	4,075	0	0
1893–4	—			Loss	188	10	0
	£7,356	2	3		£7,356	2	3

STATEMENT of PAYMENTS and RECEIPTS on the above FARM for the year ending 11th October 1894, as PRESENTED to the INCOME TAX COMMISSIONERS.

Farm, 490 acres; 190, grass; 300, arable.

Payments.	£	s.	d.
Live stock bought	1,097	18	8
Corn and seeds bought for seed	85	15	0
Feeding stuffs, oil cake and manure bought	547	13	1
Rent (including tithe)	523	10	0
The amount of the Schedule A. assessments where the occupier is also the owner	—		
Rates, taxes (excluding income tax) and insurance of farm stock	50	15	6
Labour on the farm	681	16	11
Tradesmen's accounts for goods supplied or work done upon the farm	182	13	1
Sundries, engine coals, &c.	11	0	0
Bills outstanding, cake and manure	127	10	0
	3,308	12	3
Valuation, 1893	4,047	10	0
	£7,356	2	3

Receipts.	£	s.	d.
Live stock and wool sold	2,384	16	7
Corn and seeds sold	621	4	2
Dairy produce and poultry sold (97*l.* 4*s.* 9*d.*) included in stock	—		
Other produce	—		
Labour, stock, implements, &c., hired out	—		
Taking in sheep or cattle to graze	—		
Other receipts, viz.,—			
Rent — 5 0 0			
Hay — 21 0 0			
Sundries — 1 1 0			
	27	1	0
Value of farm produce used by household	59	0	8
	3,092	2	5
Valuation, 1894	4,075	0	0
Balance loss on year	188	19	10
	£7,356	2	3

APPENDIX E. 5. (*See* para. 45.)

BALANCE SHEET for the YEAR ending OCTOBER 11th, 1893, of the MID-NORFOLK FARM, NORTH TUDDENHAM, (containing about 208 ACRES).

Receipts.	£	s.	d.
Horse (exchange)	1	17	6
Bullocks	350	12	6
Calves	6	10	0
Sheep and wool	174	18	0
Swine	17	10	0
Fowls	27	7	8
Covenants	322	4	0
Corn	513	3	3
Milk and butter	208	7	0
Eggs	2	0	7½
Horses and men making and carting hay on Vicarage meadow	7	3	0
Allowed by landlady off rent	25	0	0
Deficit	24	7	2½
	£1,681	0	9

Payments.	£	s.	d.
Labour	390	5	2
Tradesmen's bills	109	13	8
Feeding stuffs	244	11	9
Artificial manure	21	10	0
Town muck	8	12	0
Seeds (barley, annual grass, and roots)	83	4	1
Rent, tithe, and rates	350	0	0
Taxes	4	4	7
Insurance	5	7	6
Horses	41	10	0
Bullocks	148	10	0
Cow	15	0	0
Sheep	136	0	0
Swine	4	0	0
Fowls	1	3	0
Carriages and implements	35	10	0
Carpenters and bricklayers	3	9	6
Threshing	18	10	0
Garden work (gardener from Dereham odd days)	2	9	7
Veterinary surgeon	8	4	0
Harness makers	4	10	0
Wear and tear of carriages and implements for the year	20	0	0
Miscellaneous	22	3	5
By loss of stock	2	13	6
	£1,681	0	9

NOTE.—No allowance has been made for interest of 2,500*l.* invested, or anything taken from the holding by the tenant for living or personal expenses.

N.B.—This is believed to be the best farm in this, the East Dereham, district.

THOS. CRANMER, Tenant.

APPENDIX E. 6. (*See* para. 45.)

Summary of Accounts on a Farm of 338 Acres in West Norfolk in Landlord's Hands. Let in 1891 at 21*s.* per Acre.

—	1888–89.	1889–90.	1890–91.
The farm: Dr.—	£	£	£
Labour	811	849	904
Rent, rates, and tithe	343	246	44
Tradesmen's bills	184	167	179
Cake and seeds	501	492	425
Hay, straw, &c.	14	—	61
Manure	16	19	18
Stock	1,002	1,449	1,055
Sundries	42	18	44
Valuation at beginning of year:—			
Corn unsold	1,440	1,573	1,438
Grazing stock, beasts	1,140	1,366	1,457
" " sheep	521	558	287
" " pigs	71	70	103
Horses	415	394	421
Implements	596	529	521
Fowls	6	1	5
Surplus	213	—	182

—	1888–89.	1889–90.	1890–91.
The farm: Cr.—	£	£	£
Wheat sold	108	118	72
Barley and oats	261	479	404
Beans and peas	65 / 66	22	255
Seeds, hay, &c.	2	—	33
Feed, &c.	—	—	16
Miscellaneous	118	77	106
Live stock	1,989	2,519	2,470
Corn, &c. for Hall	217	212	165
Valuation of covenants to incoming tenant	—	—	437
Valuation at end of year:—			
Corn, in hand	1,573	1,437	926
Grazing stock, beasts	1,366	1,457	872
" " sheep	558	287	319
" " pigs	70	103	57
Horses	394	421	478
Implements	528	521	526
Fowls	—	5	7
Loss	—	71	—

APPENDIX E. 7. (*See* para. 45.)

Statement of Payments and Receipts on a Farm of 1,200 Acres in Mid-Norfolk.
Year ending 11th October 1893.

Payments.

	£	s.	d.
Live stock, bought	500	14	5
Corn and seeds, bought for seed	322	8	9
Feeding stuffs, oil cake, and manure	796	18	0
Rent (including tithe)	185	17	11
The amount of the Schedule A. Assessment, where occupier is also owner; rates, taxes (excluding income tax), and insurance of farm stock	88	1	6
Labour on the farm	1,229	13	7
Tradesmen's account for goods or work on farm; sundries	201	9	2
	3,325	3	4
Valuation, 1892	6,508	5	0
	£9,833	8	4

Receipts.

	£	s.	d.
Live stock and wool sold (wool, 148*l.* 7*s.* 10*d.*)	1,765	5	1
Corn and seeds, sold	1,262	12	3
Dairy produce and poultry sold	105	0	0
Hay, straw, or roots, &c. &c.	91	7	9
Value farm produce used by household, none. Sold to Hall, 105*l.*	105	0	0
	3,329	5	1
Valuation, 1893	5,110	10	0
Balance, loss on year	1,393	13	3
	£9,833	8	4

Year ending 11th October 1894.

Payments.

	£	s.	d.
Live stock bought	—		
Corn and seeds bought for seed	190	14	6
Feeding stuffs, oil cake, and manure bought	758	19	2
Rent (including tithe)	184	10	0
The amount of the Schedule A. assessment, where the occupier is also the owner; rates, taxes (excluding income tax), and insurance of farm stock	112	10	4
Labour on the farm	1,110	6	7
Tradesmen's accounts for goods supplied or work done on farm	254	6	6
Sundries	7	0	0
	2,618	7	1
Valuation, 1893	5,110	10	0
	£7,728	17	1

Receipts.

	£	s.	d.
Live stock and wool sold	947	3	0
Corn and seeds sold	840	9	5
Dairy produce and poultry sold, other produce, including hay, straw, or roots, labour, stock, implements, &c. hired out to Hall	104	0	0
Taking in sheep or cattle to graze (£ 8 s. 9 d. 0)			
Other receipts, viz., sundries (£ 55 s. 0 d. 0)	63	9	0
Value farm produce used by household, Narford Hall	96	0	0
	2,051	1	5
Valuation, 1894	4,739	16	0
Balance, loss on year	937	19	8
	£7,728	17	1

APPENDIX E. 8. (*See* para. 45.)

STATEMENT of ACCOUNTS (AVERAGE of THREE YEARS ending MICHAELMAS 1894) on a FARM of 640 ACRES (TWO-THIRDS ARABLE) in WEST NORFOLK.

Payments.	£	s.	d.	Receipts.	£	s.	d.
Corn and seeds bought	134	9	0	Wheat sold	330	19	0
Live stock bought	154	4	6	Barley sold	491	6	6
Cake and manure	147	7	7	Other corn	56	11	0
Tradesmen's bills	94	6	4	Dairy produce	87	7	0
Rent, rates, taxes, tithe	555	14	0	Miscellaneous	105	10	0
Labour	621	13	0	Live stock	854	11	0
Miscellaneous expenses	35	4	4				
Balance for interest on capital, &c.	185	5	3				
	£1,928	4	6		£1,928	4	6

APPENDIX E. 9. (*See* para. 45.)

STATEMENT of ACCOUNTS for 1892–3 on a FARM of 75 ACRES at TERRINGTON ST. CLEMENT'S, WEST NORFOLK.

Expenditure.	£	s.	d.	Receipts.	£	s.	d.
Live stock bought on to farm	167	12	0	Live stock and wool sold	364	1	3
Corn and seeds bought for seed	16	9	5	Corn and seeds	124	0	7
Feeding stuffs, oil cake, and manure	115	12	10	Dairy produce and poultry	14	10	6
Schedule A. assessment	2	7	0	Team labour	2	5	0
Rates and taxes, and insurance of farm stock	15	15	3		504	17	4
Labour on the farm	155	13	0	Loss	56	15	6
Tithe	20	10	10				
Tradesmen's account for goods and work done	67	12	6				
	£561	12	10		£561	12	10

APPENDIX E. 10. (*See* para. 45.)

STATEMENT of PAYMENTS and RECEIPTS in respect of the OCCUPATION of 1,969 ACRES of LAND in MID-NORFOLK farmed by the OWNER.

YEAR ending 11th October 1893.

Payments.	£	s.	d.	Receipts.	£	s.	d.
Live stock bought	594	0	0	Live stock and wool sold (wool, 320*l.* 9*s.* 6*d.*)	3,202	13	0
Corn and seed bought for seed	351	15	6	Corn and seeds sold	2,813	15	9
Feeding stuffs, oil cake, and manure	1,847	11	8	Hay, straw, or roots	45	10	0
Rent of glebe	19	10	0	Labour, stock, implements, &c., hired out	45	0	0
Rent and tithes	343	11	0	Value of produce used by household, none.			
Water, taxes, and insurance of farm stock	199	19	6	Farm house unoccupied.			
Labour on the farm	2,262	5	10		6,106	18	9
Tradesmen's account for goods supplied or work done on the farm	446	4	7	Valuation, 1893	11,668	10	0
Sundries, steam cultivation	434	16	6	Balance loss on year	1,487	5	10
	6,489	14	7				
Valuation, 1892	12,173	0	0				
	£18,662	14	7		£18,662	14	7

No rent charged, no interest on capital. The farm was let (635 acres) at Michaelmas 1893. The valuation at Michaelmas 4,000*l.*, part of the sum 11,068*l.* 10*s.* was not realised by some 300*l.*, owing to the fall in prices, making the loss 1,787*l.* 5*s.* 10*d.* on the two farms for the year.

APPENDIX E. 11. (*See* para. 45.)

STATEMENT of PAYMENTS and RECEIPTS in respect of the OCCUPATION of 940 ACRES in MID-NORFOLK farmed by the OWNER.

YEAR ending 11th October 1894.

Payments.	£	s.	d.
Live stock bought	334	19	6
Corn and seeds bought for seed	252	11	5
Feeding stuffs, oil cake, and manure bought	1,059	4	4
Rent (including tithe)—			
Rent of glebe	19	10	0
Tithe	190	15	4
The amount of the Schedule A. assessment where the occupier is also the owner; rates, taxes (excluding Income Tax) and insurance of farm stock	93	9	2½
Labour on the farm	1,254	4	4½
Tradesmen's accounts for goods supplied or work done upon the farm	185	14	6
Sundries	10	0	0
	3,400	8	8
Valuation, 1893	7,068	10	0
	£10,468	18	8

Receipts.	£	s.	d.
Live stock and wool sold	2,558	13	10
Corn and seeds sold	1,065	0	7
Dairy produce and poultry sold	—		
Other produce, including hay, straw, or roots	—		
Labour, stock, implements, &c., hired out	—		
Taking in sheep or cattle to graze	90	6	7
Other receipts, viz.,	53	8	2
	3,768	9	2
Valuation, 1894	4,739	16	0
Balance loss	1,960	13	6
	£10,468	18	8

Size of farm, 940 acres. It is now being laid down to sheep-walk. Horses and stock have been sold off, this accounts for depreciation in the valuation. No rents, no interest on capital.

APPENDIX E. 12. (*See* para. 57.)

ACREAGE, YIELD and VALUE of CORN CROPS on a FARM in SOUTH NORFOLK.

—	Wheat.			Barley.			Beans.			Oats.			Seed.	
	Acres.	Coombs.	£	Acres.	Coombs.	£	Acres.	Coombs.	£	Acres.	Coombs.	£	Acres.	£
1874	—	—	1,062	—	—	1,189	—	—	333	—	—	—	—	—
1875	—	—	834	—	—	959	—	—	253	—	—	121	—	218
1876	—	—	1,038	—	—	1,034	—	—	117	—	—	115	—	209
1877	—	—	750	—	—	1,197	—	—	229	—	—	59	—	176
1878	82	850	892	87	870	858	30	370	414	10	155	105	31	205
1879	67	535	614	91	763	713	13	85	96	18	176	130	—	—
1880	80	810	879	84	995	805	23	217	222	14	208	147	—	108
1881	81	703	880	86	1,038	854	24	202	217	12	169	115	32	426
1882	88	793	872	102	1,108	892	20	227	126	11	185	231	41	275
1883	75	719	706	91	1,268	1,026	31	210	199	14	225	151	38	483
1884	92	973	829	90	1,250	1,089	26	289	273	6	63	41	31	361
1885	83	776	673	97	1,194	931	18	162	146	9	122	77	43	398
1886	81	814	731	100	1,231	918	23	232	208	14	161	89	39	355
1887	81	972	867	91	976	818	16	152	146	14	141	88	53	550
1888	90	973	780	91	1,196	763	24	220	208	9	103	63	24	115
1889	82	662	566	100	863	701	21	132	106	12	120	92	47	236
1890	81	671	665	100	1,054	735	27	133	112	12	104	85	33	195
1891	81	786	642	92	1,127	742	22	201	180	10	112	61	43	207
1892	90	725	510	91	1,175	783	9	80	62	9	175	91	35	332
1893	91	806	521	100	668	402	19	165	120	22	152	80	—	—

APPENDIX F. 1. (*See* para. 33.)

INSTANCES of REDUCTIONS in RATEABLE VALUE of FARMS in the SWAFFHAM UNION.

Former Valuation.		Present Valuation.		Date of Reduction.
Gross.	Rateable.	Gross.	Rateable.	
£	£	£	£	
147	139	100	97	Oct. 1893.
277	249	226	209	"
400	359	294	272	"
615	553	523	471	Jan. 1894.
240	217	225	203	"
452	406	367	330	"
399	369	351	316	May 1894.
350	315	233	210	"
582	524	442	398	"
160	144	107	96	"
104	93	85	76	"
344	312	256	236	"
297	275	174	162	"
270	243	212	191	"
231	208	182	164	"
350	315	269	242	"
100	97	79	76	July 1894.
90	76	63	55	"
51	43	13	11	"
222	200	162	146	Oct. 1894.
56	53	28	25	"
351	316	258	232	"
100	85	56	48	"
66	56	17	15	"
170	153	141	127	"
576	518	310	279	"
492	443	223	200	"
192	172	80	72	"
90	76	45	38	"
529	481	440	396	"
146	138	73	69	"
184	166	140	126	"
159	143	140	126	"
515	463	436	392	"
546	492	385	346	"
297	267	223	200	"
491	443	440	396	"

INSTANCES of REDUCTIONS in the RATEABLE VALUE of FARMS in FREEBRIDGE LYNN UNION.

Acreage.	Original Valuation.		Reduction by Assessment Committee.		Date of Reduction.
	Gross.	Rateable.	Gross.	Rateable.	
A. R. P.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	
1,209 2 15	1,076 16 6	996 12 6	923 0 0	856 0 0	1894.
1,101 0 13	700 0 0	649 10 0	526 15 0	489 5 0	1894.
558 1 2	668 8 6	619 10 0	487 14 0	452 7 6	1893.
1,000 0 0	419 11 0	388 2 6	289 11 0	267 17 6	1894.
362 3 23	317 4 7	293 7 6	246 12 7	228 15 0	1893.
481 2 4	404 0 0	374 12 6	285 4 0	264 15 0	1894.
2,040 0 31	856 11 3	792 7 6	662 0 0	623 2 6	1893.
2,122 2 35	1,226 19 0	1,035 2 6	1,018 19 0	943 10 0	1893.
—	—	—	879 10 0	813 10 0	1894.
740 2 11	594 7 6	550 17 6	477 5 0	441 10 0	1893.

B.

INSTANCES of REDUCTION in ASSESSMENTS of FARMS in the MITFORD and LANDITCH UNION.

Quantity.	Former Rateable Value.	Present Rateable Value.	When reduction made.
Acres.	£	£	
280	303 10	151 15	1st January 1894.
456	426 5	257 15	" "
378	253 10	164 10	28th August 1893.
170	245 5	136 0	23rd October 1893.
672	438 10	264 10	20th November 1893.
242	247 10	120 5	" "
631	832 10	604 0	" "
533	465 0	264 0	4th December 1893.
212	166 10	82 0	29th January 1894.
388	309 0	195 15	7th May 1894.
583	452 15	322 10	22nd October 1894.

APPENDIX F. 2. (*See* para. 34.)

RATEABLE VALUE of PARISHES in DOWNHAM, FREEBRIDGE LYNN, MITFORD and LANDITCH, and SWAFFHAM UNIONS in 1881 (or 1882) and 1894 respectively.

DOWNHAM UNION (1881 and 1894.)

Parishes.	1881.	1894.
	£	£
Barton Bendish	4,839	3,353
Bexwell	2,045	1,482
Boughton	2,288	1,538
Crimplesham	2,891	2,206
Denver	6,325	4,764
Dereham West	5,170	3,607
Downham Market	11,785	11,082
Fincham	6,018	4,130
Fordham	3,599	2,449
Hilgay	12,580	8,962
Holme next Runcton	1,985	1,597
Marham	5,006	3,190
Roxham	878	580
Runcton, South	1,333	910
Ryston	1,058	804
Shouldham	5,020	2,982
Shouldham Thorpe	1,982	1,537
Southery	6,067	5,187
Carried forward	80,869	60,360

Parishes.	1881.	1894.
	£	£
Brought forward	80,869	60,360
Stoke Ferry	4,120	3,705
Stow Bardolph	9,896	7,824
Stradsett	2,029	1,621
Tottenhill	2,569	1,941
Wallington cum Thorpland	1,949	1,591
Watlington	4,492	3,617
Wereham	4,246	3,280
Wimbotsham	3,631	2,475
Wormegay	3,716	2,516
Wretton	2,087	1,460
Wiggenhall St. German's	3,405	2,666
Wiggenhall St. Mary Magdalen	7,960	5,561
Wiggenhall St. Mary the Virgin	5,759	4,290
Wiggenhall St. Peter	2,173	1,403
Welney, Norfolk	6,785	4,740
Welney, Cambridgeshire	4,038	2,975
Totals	149,724	111,825

Freebridge Lynn Union (1881 and 1894).

Parishes.	January 1881. Gross estimated Rental.	January 1881. Rateable Value.	December 1894. Gross estimated Rental.	December 1894. Rateable Value.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Ashwicken	1,849 19 3	1,680 10 0	1,343 7 7	1,203 10 0
Babingley	1,069 19 5	1,002 2 6	707 15 3	655 15 0
Bawsey	788 15 1	736 5 0	840 3 6	685 0 0
Bilney, West	3,100 9 6	2,634 12 6	2,080 0 10	1,594 17 6
Castleacre	6,650 12 0	5,819 5 0	4,820 9 4	4,132 7 6
Castle Rising	2,546 7 3	2,250 10 0	1,954 10 10	1,771 2 6
Congham	3,762 19 2	3,449 17 6	2,817 18 2	2,486 12 6
Flitcham	5,136 15 0	4,682 0 0	3,494 11 0	3,178 5 0
Gaywood	6,747 6 2	5,617 2 6	6,922 11 2	5,693 6 6
Gayton	5,392 11 2	4,841 12 6	3,682 0 3	3,241 10 0
Gayton Thorpe	1,962 15 0	1,811 7 6	1,333 2 2	1,215 12 6
Grimstone	5,279 0 0	4,591 7 6	5,028 6 6	4,105 12 6
Harpley	3,275 17 1	2,958 2 6	2,437 17 6	2,154 15 0
Hillington	2,563 16 5	2,358 2 6	2,779 19 8	2,088 12 6
Leziate	2,041 9 3	1,779 15 0	1,285 17 11	1,071 7 6
Massingham, Great.	5,631 14 3	5,052 10 0	4,035 13 6	3,548 5 0
Massingham, Little.	3,748 12 10	3,487 12 6	2,406 17 1	1,899 7 6
Middleton	6,432 8 8	5,707 0 0	4,474 9 6	3,632 15 0
Mintlyau	1,803 4 0	1,458 10 0	1,407 12 0	908 10 0
Newton, West	1,760 4 3	1,583 0 0	1,239 2 4	1,189 17 6
Pentney	3,830 6 7	3,278 0 0	2,926 7 6	2,211 17 6
Roydon	1,032 16 5	920 10 0	1,134 9 8	909 10 0
Runcton, North	3,200 11 10	2,929 0 0	2,241 3 2	1,913 10 0
Sandringham	1,311 11 8	1,206 7 6	1,322 15 2	1,215 0 0
Setchey	1,931 6 0	1,814 12 6	1,255 14 3	1,034 10 0
Walton, East	2,165 9 0	2,004 12 6	1,430 6 5	1,328 7 6
Westacre	3,772 14 0	3,437 5 0	2,576 0 0	2,131 17 6
Winch, East	4,357 1 6	3,732 0 0	3,109 11 8	2,351 17 6
Winch, West	3,483 6 1	2,959 10 0	3,030 6 10	2,542 10 0
Wootton, North	4,664 2 10	3,664 7 6	3,827 17 3	3,100 17 6
Wootton, South	2,615 2 3	2,297 5 0	2,056 6 4	1,769 17 6
Woolferton	4,181 15 7	3,552 10 0	3,752 19 2	3,108 12 6
	108,090 19 6	95,297 5 0	83,556 3 6	70,073 9 0

Mitford and Landitch Union (1881 and 1894).

—	September 1881.	September 1894.
	£	£
Bawdeswell	2,307	1,939
Beeston	4,438	2,965
Beetley	2,953	2,153
Billingford	2,260	1,884
Bilney, East	1,046	722
Bintree	2,685	1,941
Brisley	2,230	1,598
Bylaugh	1,165	1,092
Colkirk	2,746	1,849
Cranworth	1,746	1,412
Dereham, East	27,332	24,903
Dunham, Great	3,643	2,278
Dunham, Little	3,132	2,282
Elmham, North	7,656	6,368
Elsing	2,429	1,884
Foxley	2,130	1,738
Fransham, Great	3,573	2,476
Fransham, Little	2,019	1,455
Garvestone	1,831	1,630
Gately	2,220	1,541
Gressenhall	4,784	3,507
Guist	3,113	2,051
Carried forward	87,438	69,668

Mitford and Landitch Union—*continued.*

—	September 1881.	September 1894.
	£	£
Brought forward	87,438	69,668
Hardingham	5,342	4,107
Hockering	3,090	2,504
Hoe	2,662	1,780
Horningtoft	2,193	1,528
Kempstone	1,303	553
Letton	1,775	1,539
Lexham, East	1,563	1,179
Lexham, West	1,162	649
Litcham	3,695	3,021
Longham	1,637	1,399
Lyng	2,961	2,158
Mattishall	5,651	4,186
Mattishall Bergh	1,292	916
Mileham	4,116	2,925
Oxwick	1,473	1,181
Reymerstone	3,005	2,050
Rougham	3,833	2,576
Scarning	6,074	4,871
Shipdham	9,592	7,022
Southbergh	2,069	1,383
Sparham	2,043	1,428
Stanfield	1,645	1,058
Swanton Morley	4,826	3,755
Thuxton	2,042	1,762
Tittleshall	4,366	2,799
Tuddenham, East	3,343	2,571
Tuddenham, North	4,348	2,537
Twyford	1,062	735
Weasenham All Saints	2,722	1,732
Weasenham St. Peter's	2,063	1,583
Wellingham	1,428	764
Wendling	2,635	1,396
Westfield	1,189	878
Whinbergh	2,436	1,678
Whissonsett	2,829	2,033
Woodrising	1,835	1,215
Worthing	1,101	896
Yaxham	3,759	3,090
	197,598	149,605

Rateable Value of Parishes in Swaffham Union, 1882 and 1894.

Parishes.	Lady Day, 1882.	Lady Day, 1894.
	£	£
Ashill	5,452	4,045
Beachamwell	2,915	2,184
Bodney	1,289	865
Bradenham, East	3,828	2,713
Bradenham, West	3,065	2,465
Buckenham Tofts	369	440
Caldecot	389	385
Cockley Cley	1,736	1,475
Colvestone	428	345
Cressingham, Great	2,912	1,946
Cressingham, Little	2,345	1,621
Didlington	1,398	1,142
Foulden	3,544	2,601
Gooderstone	3,324	2,297
Hilborough	2,651	2,214
Holme Hale	4,348	3,156
Houghton-on-the-Hill	991	714
Ickburgh	863	782
Langford	867	700
Narborough	3,804	3,040
Narford	1,569	1,316
Necton	5,899	4,256
Newton (by Castleacre)	1,525	856
Oxborough	3,136	2,093
Pickenham, North	1,861	1,409
Pickenham, South	1,792	1,155
Saham Toney	7,272	5,431
Shingham	542	408
Southacre	3,101	1,535
Sporle-with-Palgrave	6,454	4,549
Stanford	1,158	951
Swaffham	16,269	13,748
Threxton	1,115	756
	98,220	73,575

APPENDIX F. 3. (*See* para. 128.)

Norwich Cattle Market.

Weekly Return of Cattle, Sheep, Pigs, and Horses, from January 1st, 1890, to December 1st, 1894.

1890.

Date.		Cattle.	Sheep.	Pigs.	Horses.
January	4	1,079	1,090	50	23
	11	1,572	2,621	26	36
	18	1,637	2,821	22	21
	25	1,392	3,710	22	27
February	1	1,389	3,165	55	12
	8	1,512	3,019	41	30
	15	1,773	3,088	29	—
	22	1,995	3,646	78	34
March	1	1,911	2,911	—	—
	8	2,300	4,407	49	29
	15	2,448	6,153	87	41
	22	1,891	3,136	74	34
	29	1,917	3,517	108	25
April	3	1,910	12,846	—	199
	5	1,120	1,141	128	125
	12	2,016	4,869	68	25
	19	2,191	5,800	112	62
	26	2,311	4,628	67	24
May	3	2,603	5,187	132	63
	10	2,408	3,898	210	61
	17	2,502	4,920	155	84
	24	1,611	6,204	47	32
	31	1,844	9,490	96	73
June	7	2,307	10,470	127	57
	14	2,096	8,301	56	53
	21	1,856	10,994	155	56
	28	1,535	8,553	152	69
July	5	1,263	8,847	72	19
	12	1,200	10,782	139	69
	19	684	10,655	52	25
	26	732	10,599	70	46
August	2	1,021	8,860	68	19
	9	908	8,642	82	63
	16	706	4,264	66	19
	23	639	3,098	73	40
	30	917	3,006	61	3
September	6	1,354	4,575	47	100
	13	1,506	4,615	108	81
	20	1,918	3,450	112	104
	27	1,734	4,853	52	49
October	4	2,268	3,566	86	88
	11	2,456	3,039	54	115
	18	3,128	2,064	45	58
	25	2,929	2,461	35	47
November	1	3,774	1,352	50	55
	8	3,952	1,478	45	19
	15	4,828	2,123	187	17
	22	3,884	1,815	190	29
	29	3,218	982	113	28
December	6	2,609	1,959	130	21
	13	1,694	1,289	—	2
	20	1,151	319	17	—
	27	410	265	—	—
		102,009	249,543	4,100	2,411

1891.

Date.		Cattle.	Sheep.	Pigs.	Horses.
January	3	697	1,110	279	3
	10	1,113	986	340	34
	17	1,148	1,392	327	—
	24	1,438	1,783	265	24
	31	1,543	865	387	—
February	7	1,555	2,298	509	53
	14	1,865	2,391	509	18
	21	1,653	3,650	559	75
	28	1,755	3,399	421	37
March	7	1,511	3,521	495	92
	14	1,549	3,993	509	18
	21	1,585	4,554	632	3
	26	1,295	10,816	—	325
	28	913	1,072	296	90
April	4	2,075	6,106	642	122
	11	1,777	5,187	658	139
	18	2,337	5,008	525	51
	25	2,294	4,329	543	133
May	2	2,540	4,358	594	22
	9	2,974	5,217	593	142
	16	2,959	6,261	536	16
	23	2,450	6,248	540	133
	30	2,537	7,232	358	38
June	6	2,419	8,243	469	194
	13	2,249	11,737	590	15
	20	2,383	10,142	502	152
	27	1,794	8,786	495	27
July	4	1,287	9,691	434	157
	11	1,013	9,443	432	29
	18	1,045	9,864	404	119
	25	1,063	9,651	417	15
August	1	992	9,111	384	108
	8	1,685	8,651	549	27
	15	1,229	5,277	626	162
	22	1,186	2,640	489	7
	29	1,168	3,581	422	118
September	5	1,689	2,509	403	29
	12	1,519	2,222	416	78
	19	3,120	3,217	452	26
	26	2,612	3,318	587	155
October	3	3,384	2,977	381	158
	10	3,421	2,496	531	223
	17	3,717	2,267	508	148
	24	4,672	1,714	639	132
	31	4,373	2,975	474	156
November	7	4,765	2,002	397	94
	14	3,896	2,165	417	27
	21	3,481	1,080	530	116
	28	3,462	1,078	458	59
December	5	3,192	1,182	417	90
	12	3,021	903	327	10
	19	1,582	812	379	69
	24	219	89	28	—
		113,201	231,999	24,074	4,268

1892.

Date.		Cattle.	Sheep.	Pigs.	Horses.
January	2	1,036	709	282	—
	9	2,101	802	431	44
	16	1,809	1,219	370	—
	23	1,627	1,150	449	45
	30	1,633	1,745	374	5
February	6	1,136	1,745	554	66
	13	1,677	3,154	479	2
	20	1,491	3,216	348	48
	27	1,624	3,675	471	5
March	5	2,057	3,533	418	27, 39
	12	2,321	4,847	465	97
	19	2,274	4,363	549	110
	26	2,100	6,910	506	23
April	2	1,845	6,608	649	123
	9	1,813	6,097	583	10
	14	1,595	12,191	42	297
	16	1,230	1,535	117	56
	23	3,109	6,518	598	42
	30	2,642	6,443	524	127
May	7	2,961	6,201	475	10
	14	3,623	4,978	428	199
	21	3,373	5,640	563	11
	28	2,479	7,322	495	143
June	4	2,300	7,487	420	36
	11	2,696	7,587	458	102
	18	2,788	9,218	482	34
	25	2,590	7,206	384	171
July	2	2,609	10,810	488	80
	9	1,618	9,642	461	147
	16	1,289	8,967	442	23
	23	1,266	8,804	401	137
	30	1,033	9,772	326	32
August	6	1,440	8,569	408	109
	13	1,384	7,142	413	8
	20	1,415	5,132	472	114
	27	1,027	4,189	293	4
September	3	1,374	2,710	347	106
	10	1,854	3,744	325	41
	17	2,278	3,812	296	114
	24	2,774	4,185	527	161
October	1	2,944	4,697	449	230
	8	3,247	5,184	427	245
	15	3,595	3,496	409	153
	22	5,156	2,303	230	94
	29	3,678	2,113	282	153
November	5	3,548	2,420	424	99
	12	3,459	1,454	340	29
	19	3,220	1,312	387	147
	26	2,782	1,860	344	20
December	3	2,492	1,147	339	154
	10	2,774	1,145	334	—
	17	1,939	1,039	409	82
	24	593	974	155	—
	31	735	1,737	98	34
		119,453	260,440	21,738	4,382

1893.

Date.		Cattle.	Sheep.	Pigs.	Horses.
January	7	968	2,310	381	34
	14	1,053	2,621	384	—
	21	1,216	2,979	333	34
	28	1,183	3,651	425	12
February	4	1,338	3,948	315	84
	11	1,714	3,195	603	5
	18	1,530	4,531	671	85
	25	1,491	4,038	555	[illegible]
March	4	1,643	5,634	535	77
	11	1,706	5,674	655	23
	18	1,619	4,573	415	83
	25	1,878	4,885	567	33
	30	1,553	12,712	26	322
April	1	1,220	1,692	317	103
	8	2,549	8,181	610	19
	15	2,681	6,077	567	104
	22	2,585	3,961	468	17
	29	2,175	3,710	645	140
May	6	2,738	4,654	449	26
	13	2,523	3,190	476	206
	20	2,009	3,317	595	12
	27	2,682	7,330	579	119
June	3	2,493	6,872	596	57
	10	2,083	8,001	533	198
	17	1,574	9,250	508	26
	24	958	6,626	378	104
July	1	931	6,223	514	35
	8	932	4,827	495	196
	15	637	10,432	445	34
	22	604	9,039	482	134
	29	837	10,135	549	36
August	5	1,047	7,438	391	134
	12	1,341	6,244	427	11
	19	1,878	5,014	323	88
	26	1,376	4,467	242	41
September	2	1,810	5,447	310	114
	9	1,954	4,475	518	53
	16	2,412	3,812	424	108
	23	1,957	4,297	355	123
	30	1,981	3,692	462	209
October	7	2,641	3,582	613	218
	14	2,830	3,313	356	130
	21	3,162	3,129	569	93
	28	3,651	2,175	540	115
November	4	5,810	1,984	560	120
	11	4,586	2,319	460	39
	18	3,745	2,649	452	114
	25	3,234	2,927	589	13
December	2	2,524	2,477	386	155
	9	2,096	2,883	484	22
	16	1,172	1,880	355	77
	23	791	781	119	4
	30	815	3,047	345	5
		103,907	252,300	24,351	4,351

1894.

Date.		Cattle.	Sheep.	Pigs.	Horses.
January	6	956	2,044	332	31
	13	1,190	3,926	533	26
	20	855	2,279	274	61
	27	1,030	3,990	409	6
February	3	970	4,090	464	83
	10	1,429	4,218	507	9
	17	1,182	4,126	517	102
	24	1,227	4,868	84	9
March	3	1,498	3,859	180	60
	10	1,615	4,769	289	30
	17	1,575	4,912	201	11
	24	905	1,131	70	9
	22	1,734	5,418	292	37
	31	1,252	13,052	53	314
April	7	1,524	6,354	65	134
	14	1,883	5,773	235	19
	21	2,175	4,625	206	74
	28	2,692	4,001	237	34
May	5	2,514	3,826	236	111
	12	2,315	3,644	279	15
	19	2,149	4,656	308	124
	26	1,594	7,190	277	15
June	2	1,959	6,525	280	206
	9	1,808	5,994	275	37
	16	1,302	8,236	241	154
	23	1,194	7,519	253	39
	30	1,010	6,790	383	155
Carried Forward		41,637	137,795	7,480	1,905
Brought Forward		41,637	137,795	7,480	1,905
July	7	777	6,956	347	40
	14	806	9,128	277	152
	21	718	7,307	224	16
	28	1,024	8,145	212	56
August	4	1,301	5,207	204	59
	11	1,678	3,984	255	138
	18	1,716	3,500	242	12
	25	1,443	3,351	343	103
September	1	1,449	2,679	214	56
	8	1,740	3,426	232	158
	15	2,421	3,782	214	88
	22	2,999	3,286	205	149
	29	2,956	3,308	256	203
October	6	2,935	3,749	236	169
	13	2,825	3,127	193	150
	20	3,773	2,896	173	83
	27	3,099	2,597	606	85
November	3	3,376	2,096	569	190
	10	3,496	1,165	736	90
	17	3,175	1,335	649	119
	24	2,606	1,531	587	119
December	1	1,871	1,413	634	61
		89,821	221,763	15,088	4,201

APPENDIX F. 4. (*See* para. 100.)

REPORT of COMMITTEE of the CENTRAL CHAMBER of AGRICULTURE on the Basis of Valuations under the Agricultural Holdings Act.

AGRICULTURAL HOLDINGS ACT, 1883 (Basis of Valuation), COMMITTEE.

REPORT.

The Council of the Central and Associated Chambers of Agriculture on the 12th December 1883, after considering the question of the conduct of valuations under the Agricultural Holdings Act (England), 1883, resolved "that the proposals for a basis of valuations emanating "from the Lincolnshire and West Riding Chambers be "referred to a committee, who shall report whether "and how far they are of general application."

The Committee consisted of Mr. Chaplin, M.P. (Chairman of the Central Chamber), the Earl of Suffolk and Berkshire (Vice-Chairman), Mr. Duckham, M.P., the Hon. M. Finch-Hatton, M.P., Mr. Clare Read, M.P., Mr. E. Heneage, M.P., Mr. W. Biddell, M.P., Mr. W. Lipscomb, Mr. W. C. Little, Mr. J. Bowen-Jones, Mr. Thomas Bell, Mr. Thomas Willson, and Mr. Jabez Turner. Mr. W. C. Little was unable to act owing to duties he had accepted under the Agricultural Holdings Act, and the Committee, in pursuance of their power to add to their number, elected Mr. W. T. Scarth on the Committee.

The resolution appointing the Committee instructed them to report on two points:—1st, whether the method of procedure suggested by the Lincolnshire and West Riding Chambers of Agriculture was in any degree capable of general adoption: and 2nd, how far the proposed scales were applicable to the different parts of England.

Your Committee, having regard to the suggestions made during the debate which took place on Mr. Lipscomb moving the resolutions leading to their appointment, caused circulars to be sent to the Associated Chambers inviting them to consider the subject, and report thereon.

The replies from the Chambers named in the tables and appendix satisfactorily disposed of the first point, as in none of these replies was there any expression antagonistic to the idea of formulating a basis of compensation by way of schedule. The second point—as to how far they agreed with the particular scales suggested by the two Chambers named—has elicited numerous proposals which for the most part agree in principle, though varying somewhat in detail.

Proposals for the adoption of a different system of assessing unexhausted values have emanated from the Newcastle Farmers' Club and from the Cheshire Chamber. These suggest that all farms should be classified under three heads, according to their general condition: the 1st class representing good management; the 2nd, moderate; the 3rd, bad. The Newcastle Farmers' Club also proposes that the manurial value, left by the consumption of purchased foods, should be based on the results arrived at by the most eminent chemical authorities; but these proposals, together with others made by the Devon and Cornwall Chamber, we have dealt with separately, as they cannot be classified with the ordinary system adopted, and they will be found in full in the appendix.

In order to bring the various proposals readily under view, the Committee have adopted a tabular form, such as the Committee appointed in 1873 to report on the prevailing customs of tenant right found most

convenient, for the purposes of comparison. In framing these tables, some items have been added to those originally embraced by the Lincolnshire and West Riding proposals.

By reference to Table A. it will be seen that we have first dealt with No. 23 in the schedule of the Act. Scarcely any difference of opinion is shown as regards the scale of compensation payable for cake and meal derived from linseed and cottonseed, and for rape cake. The remainder of the items in Table A. are dealt with in a less uniform manner, but they constitute only a small proportion of the average outlay on purchased feeding stuffs.

In all cases this scale is assumed to be the *maximum* allowance; and in many reports is expressly subject to the average consumption for preceding years not being exceeded. When using the term "maximum," your Committee understand that regard must be had to the due conservation of the product, and that a deduction corresponding to any deterioration would have to be made to suit each particular case.

In Table B. are comprised the items from 16 to 22 in the schedule relating to purchased manures (artificial and natural), the application of lime and of bones, and to chalking, claying, marling, and clay-burning. Separate heads have been provided in the table for arable, mowing, and pasture land.

In the returns received, the majority of the Chambers in their proposals make no difference in the allowance for lime (other than magnesian) under these three heads. The allowance varies from three to ten years, some recommending that no deduction should be made for one or two years after its application to grass land. The disparity may be partly accounted for by the small proportion of permanent grass lands in some counties, or by the comparatively small use of lime in others.

For chalking, claying, and marling, the proposals vary from seven to 15 years, the majority being for 12 years.

For undissolved bones there is a considerable difference observable, on arable land ranging from two to four years, and on pasture from three to 10 years. It is a little remarkable that the two Chambers recommending the lowest allowance on arable land, viz., two years, should propose the highest on pasture, viz., 10 years. The mean appears to be about three years for arable, and seven for pasture land.

For guano, dissolved bones, and other artificial manures, there is not much difference. Only one year is, in any instance, recommended in the case of arable, and, except by one Chamber, the allowance is confined to two years on grass land. Many qualifying remarks accompany these proposals, which it is necessary to refer to in the notes appearing in the table.

The returns relating to farmyard and other natural manures purchased and brought on the holding are less complete, as these items were not embraced in the original proposals submitted to the Chambers.

Suggestions have been received from certain Chambers as to the proper allowance to be made for drainage executed wholly or in part by tenants. It will be seen from the summary in Table C. that where the work is executed wholly by the tenant, and the material, tile or stone, found by him, the scale adopted varies from 15 to 20 years, and where the landlord finds the material, from eight to 12 years.

A very general desire has been expressed, and especially in districts where no custom of compensation has prevailed, that some definite basis of valuation should be recommended in respect of the items scheduled in the Act, whereby agreements may be framed which would comply with the requirements of the Act, and such as are referred to in the Act as fair and reasonable, and as a guide to valuers generally.

Two modes of ascertaining values in item 23 have been presented to us; one by which the *prime cost* of each article of food is adopted as the *basis of calculation*, the other by which the direct pecuniary result arrived at by chemical and practical experiments is accepted as the residuary value to the succeeding tenant.

While the experiments upon which the second suggestion rests are, in our opinion, of great value, they are not as yet sufficiently conclusive to warrant our advising a departure from the first method, which has been hitherto generally recognised, and is more easily understood.

Two modes of estimating deductions due in respect of deterioration caused by weed growth, or waste of manure, have come before us—one to consider how each item is affected, the other to adopt a classification of holdings by which every claim is at once graduated under a distinct standard.

In dealing with this question it must be remembered that every item of claim has, so far as possible, to be specified, and separately estimated in the award, and that the Act itself provides expressly for deterioration by giving the landlord power to state his claims in respect thereof.

The Committee consider that it would be more in compliance with the spirit and procedure of the Act, to deal with each subject of claim separately.

So far as the recommendations as to allowance for drainage are concerned, the Committee have only to observe that they agree with the estimate generally attached to the work, on the assumption of its being executed in a thoroughly efficient manner. We consider it advisable that so important and durable a work should form the subject of special agreement, and the provision in the Act will probably lead in almost all cases to this course being adopted. It is certainly essential that the mode of executing the work should be carefully recorded and kept, where the whole work is executed at the cost of the tenant.

Your Committee regret that various Chambers have not furnished them with their views upon the subject of our inquiry. We hear, however, that some are still considering their proposals, and others are, we believe, awaiting our report.

Your Committee, in conclusion, have to recommend, under Table A.—*i.e.*, consumption on the holding by cattle, sheep, or pigs of cake or other feeding stuff not produced on the holding—as a fair and reasonable scale of compensation applicable to the country generally, the following, viz.:—

For one-third of the cost of linseed cake and meal, cotton cake and meal, rape cake, or malt culm, and one sixth of the cost of corn cake, malt, or other manufactured feeding stuffs of similar manurial value, which have been consumed on the farm during the last year of the tenancy; and for one-sixth of the cost of linseed cake and meal, cotton cake and meal, rape cake or malt culm; and one-twelfth the cost of corn cake, malt, or other manufactured feeding stuffs of similar manurial value which have been consumed on the farm during the year preceding the last year of the tenancy, and providing that the quantity allowed for shall not exceed the average of the two next preceding years. For hay, straw, roots, and pulse purchased, one-fourth of the last year's consumption, and for corn one-sixth.

With regard, however, to Table B., though we recognise a common principle in the various scales submitted to us, we think that a wide divergence in details, resulting from differences of soil and other conditions, is inevitable; we are, therefore, unable to report that any one scale is of general application.

(Signed) W. Lipscomb,
17th June, 1884. Chairman.

AGRICULTURAL

PROPOSALS FOR A BASIS OF VALUATION

TABLE A.—ITEM 23 OF

Consumption on the Holding by Cattle, Sheep, or Pigs

*** The figures in the following Table indicate the proportions of the original cost,

Chamber.	Linseed Cake and Meal.		Cotton Cake and Meal.		Rape Cake.		Malt Culm or Dust.		Corn Cake.		Malt.	
	Years of Tenure.*		Years of Tenure.		Years of Tenure.		Years of Tenure.		Years of Tenure.		Years of Tenure.	
	Last.	Preceding.	Last.	Preceding.	Last.	Preceding.	Last.	Preceding.	Last.	Preceding.	Last.	Preceding.
Lincolnshire	1/3	1/6	1/3	1/6	1/3	1/6	1/3	1/6	1/6	1/12	1/6	1/12
West Riding of Yorkshire (c).	1/3	1/6	1/3	1/6	1/3	1/6	1/3	1/6	1/6	1/12	1/6	1/12
Warwickshire	1/3	1/6	1/3	1/6	1/3	1/6	1/3	1/6	1/6	1/12	1/6	1/12
Cirencester (Gloucestershire) (f).	1/3	1/6	1/3	1/6	1/3	1/6	1/3	1/6	—	—	—	—
Worcestershire (h).	1/3	1/6	1/3	1/6	1/3	1/6	1/3	1/6	1/6	1/6	1/6	1/6
Essex	1/3	1/6	1/3	1/6	1/3	1/6	1/3	1/6	(i)	(i)	(i)	(i)
West Suffolk (j) (k).	1/3	1/6	1/3	1/6	1/3	1/6	1/3	Nil.	1/6	Nil.	1/6	Nil.
Norfolk (n) (o).	1/3	1/6	1/3	1/6	1/3	1/6	1/3	Nil.	1/6	Nil.	—	—
Newbury (Berks) (r).	1/3	Nil.	1/3	Nil.	1/3	Nil.	1/3	Nil.	1/3	Nil.	1/3	Nil.
South Wilts (s)	1/3	1/6	1/3	1/6	1/3	1/6	1/3	1/6	1/6	1/12	1/6	1/12
Shropshire (v) (w).	1/3	1/6	1/3	1/6	1/3	1/6	1/3	Nil.	1/6	Nil.	1/6	Nil.
Staindrop (Durham).	1/3	1/6	1/3	1/6	1/3	1/6	1/3	1/6	1/6	1/12	1/6	1/12
York	1/3	1/6	1/3	1/6	1/3	1/6	1/3	1/6	1/6	1/12	1/6	1/12

* In all cases where an away-going crop

HOLDINGS ACT, 1883.

IN RESPECT OF ITEMS IN SCHEDULE.

THE SCHEDULE.

of Cake, or other feeding stuff, not produced on the Holding.

inclusive of carriage of each article enumerated, proposed to be allowed.

Other purchased Feeding Stuffs.						Remarks.
Manufactured.		Natural.				
		Hay, Straw, Roots.		Corn, Pulse, &c.		
Years of Tenure.		Years of Tenure.		Years of Tenure.		
Last.	Preceding.	Last.	Preceding.	Last.	Preceding.	
$\frac{1}{8}$ (*a*) $\frac{1}{6}$ (*b*)	$\frac{1}{6}$ (*a*) $\frac{1}{12}$ (*b*)	—	—	—	—	(*a*) Where the "manurial value" is similar to that of linseed, cotton, or rape cake or malt culm. (*b*) Where the "manurial value" is similar to that of corn cake or malt.
$\frac{1}{8}$ (*a*) $\frac{1}{6}$ (*b*)	$\frac{1}{6}$ (*a*) $\frac{1}{12}$ (*b*)	$\frac{1}{4}$ (*d*)	Nil.	$\frac{1}{6}$	Nil.	(*c*) The cost is not to exceed the average outlay of two preceding years. (*d*) Where the manure is not paid for on quitting.
$\frac{1}{6}$ (*e*)	$\frac{1}{12}$ (*e*)	$\frac{1}{4}$	Nil.	$\frac{1}{6}$	Nil.	(*e*) Feeding stuffs of similar manurial value to corn cake or malt.
$\frac{1}{8}$ (*g*)	$\frac{1}{6}$ (*g*)	—	—	$\frac{1}{6}$	$\frac{1}{6}$	(*f*) No larger outlay than the average outlay during the three next preceding years to be taken account of. (*g*) If such manufactured feeding stuffs be of "similar manurial value" to the articles specified before and "of guaranteed analysis."
$\frac{1}{4}$	$\frac{1}{6}$	$\frac{1}{4}$	$\frac{1}{6}$	$\frac{1}{4}$	$\frac{1}{6}$	(*h*) It is suggested that quantities of cake and other purchased foods allowed for should not exceed the average of three years preceding last year.
(*i*)	(*i*)	(*i*)	(*i*)	$\frac{1}{6}$	$\frac{1}{6}$	(*i*) Feeding stuffs of similar manurial value to those named in this return to be allowed on same scale.
$\frac{1}{6}$	Nil.	—	—	$\frac{1}{6}$ (*l*) $\frac{1}{6}$ (*m*)	$\frac{1}{6}$ (*l*) Nil.	(*j*) No larger outlay than the average of the three last preceding years to be taken account of. (*k*) Where the unexhausted value of feeding stuffs is allowed the maximum price of farmyard manure not to exceed 3*s*. per load of 40 cubic feet. (*l*) Beans and peas only. (*m*) All other corn.
$\frac{1}{6}$	Nil.	—	—	$\frac{1}{6}$ (*p*) $\frac{1}{6}$ (*q*)	$\frac{1}{6}$ (*p*) Nil.	(*n*) No larger outlay than the average of the two last preceding years to be taken account of. (*o*) Where the unexhausted value of feeding stuffs is allowed, the maximum price of farmyard manure not to exceed 3*s*. per load of 40 cubic feet. (*p*) Beans and peas only. (*q*) Other corn.
$\frac{1}{6}$	Nil.	Nil.	Nil.	Nil.	Nil.	(*r*) The manure made from such feeding stuffs not having been used for a corn, hay, seed, or other exhausting crop.
$\frac{1}{6}$	$\frac{1}{12}$	(*t*) Per ton: Hay, 20*s*. Straw, 10*s*. Roots, 5*s*.	(*t*) Per ton: Hay, 20*s*. Straw, 10*s*. Roots, 5*s*.	$\frac{1}{6}$ (*u*)	$\frac{1}{6}$ (*u*)	(*s*) Compensation in no case to exceed the average consumption of last three years. (*t*) Brought on the holding during last two years; but this provision not to apply where off-going crop sold at market price. (*u*) Beans and peas only.
Nil.	Nil.	Nil.	Nil.	$\frac{1}{6}$ (*x*)	—	(*v*) The last year of tenancy to extend to the time when the whole of the stock is removed from the farm. (*w*) This Chamber desires to allow provision by agreement for consumption of feeding stuffs by other animals than cattle, sheep, and pigs. (*x*) This Chamber proposes to allow by agreement for corn grown on the holding. Notice with sample of home-grown corn, stating probable quantity about to be consumed on the holding, to be supplied to landlord.
$\frac{1}{8}$ (*y*) $\frac{1}{6}$ (*z*)	$\frac{1}{6}$ (*y*) $\frac{1}{12}$ (*z*)	$\frac{1}{6}$	$\frac{1}{12}$	$\frac{1}{6}$ (*aa*)	$\frac{1}{12}$ (*aa*)	(*y*) Where the "manurial value" is similar to that of linseed, cotton, or rape cake, or malt cake. (*z*) Where the "manurial value" is similar to that of corn cake or malt. (*aa*) This Chamber proposes to allow by agreement for corn grown on holding.
(*bb*)	—	—	—	(*cc*)	—	(*bb*) Manufactured feeding stuffs to be allowed for on same scale as items enumerated if of similar manurial value. (*cc*) Quantity of purchased or home-grown grain not to exceed average of last three years.

is taken, this is reckoned as one year.

TABLE

PROPOSED ALLOWANCES FOR ITEMS 16 TO 22

Chamber.	Lime (No. 20).			Chalking (No. 17). Clayburning (No. 18). Claying (No. 19). Marling (No. 21).			Undissolved Bones (No. 16).		
	On Arable Land.	On Grass mown.	On Grass pastured.	On Arable Land.	On Grass mown.	On Grass pastured.	On Arable Land.	On Grass mown.	On Grass pastured.
	Years.	Years.	Years.	Years.	Years.	Years.	Years.	Years.	Years.
Lincolnshire (a)	7	7	7	12 4 full 8 at $\frac{1}{8}$ reduction.	—	—	2 (b) All last $\frac{1}{2}$ preceding.	—	10
West Riding of Yorkshire (d).	4	4 to 6 2 full 4 at $\frac{1}{4}$ reduction.	7 2 full 5 at $\frac{1}{8}$ reduction.	12 4 years full 8 at $\frac{1}{8}$ reduction.	12 4 years full 8 at $\frac{1}{8}$ reduction.	12 4 years full 8 at $\frac{1}{8}$ reduction.	3 to 4 (e)	3 to 4	6 to 8
Warwickshire (g)	7	7	7	12 4 years full 8 at $\frac{1}{8}$ reduction.	12 4 years full 8 at $\frac{1}{8}$ reduction.	12 4 years full 8 at $\frac{1}{8}$ reduction.	~~2 (h)~~ All last $\frac{1}{2}$ preceding.	—	10
Cirencester (Gloucestershire).	—	—	—	—	—	—	—	—	—
Worcestershire (j)	7 (k) 1st year $\frac{3}{4}$ 2nd year $\frac{1}{2}$ 3rd year $\frac{1}{3}$ 4th year $\frac{1}{4}$ 5th year $\frac{1}{10}$ 6th year $\frac{1}{20}$	7 1st year $\frac{3}{4}$ 2nd year $\frac{1}{2}$ 3rd year $\frac{1}{3}$ 4th year $\frac{1}{4}$ 5th year $\frac{1}{10}$ 6th year $\frac{1}{20}$	7 1st year $\frac{3}{4}$ 2nd year $\frac{1}{2}$ 3rd year $\frac{1}{3}$ 4th year $\frac{1}{4}$ 5th year $\frac{1}{10}$ 6th year $\frac{1}{20}$	7 (l)	7	7	4	7	7
Essex	4	4	4	12 (n) 2 years full 10 at $\frac{1}{10}$ reduction.	12 2 years full 10 at $\frac{1}{10}$ reduction.	12 2 years full 10 at $\frac{1}{10}$ reduction.	(o)	—	6 to 10 (p)
West Suffolk	3	3	3	12 (s) 4 years full 8 at $\frac{1}{8}$ reduction.	12 4 years full 8 at $\frac{1}{8}$ reduction.	12 4 years full 8 at $\frac{1}{8}$ reduction.	4 (t)	—	8 (t)
Norfolk (v)	4	4	4	12 (w) 4 years full 8 at $\frac{1}{8}$ reduction.	12 4 years full 8 at $\frac{1}{8}$ reduction.	12 4 years full 8 at $\frac{1}{8}$ reduction.	4 (x)	—	8 (x)
Newbury (Berks)	5	5	5	12 (z) 2 years full cost 10 at $\frac{1}{10}$ reduction.	12 2 years full cost 10 at $\frac{1}{10}$ reduction.	12 2 years full cost 10 at $\frac{1}{10}$ reduction.	(aa)	3	7

B. [illegible]

OF THE SCHEDULE, AS SET FORTH UNDER.

Other purchased Manures (No. 22).						Remarks.
Guano, Dissolved Bones, and other Artificial Manures.			Farmyard, Town, and other Natural Manures.			
On Arable Land.	On Grass mown.	On Grass pastured.	On Arable Land.	On Grass mown.	On Grass pastured.	
Years. 1 (*b*) Full cost.	Years. —	Years. 2 (*c*) $\frac{2}{3}$ last year $\frac{1}{3}$ preceding.	Years. —	Years. —	Years. —	(*a*) Artificial manures to be of approved manurial value, and bones and artificial manures not to exceed the annual average cost per acre of two next preceding years. (*b*) Only if used with green crop consumed on farm. (*c*) Where dissolved bones used on pasture the allowance to be on a five years' principle.
1 (*e*) Full cost.	2 $\frac{2}{3}$ last year $\frac{1}{3}$ preceding.	2 (*f*) $\frac{2}{3}$ cost last year $\frac{1}{3}$ preceding.	1	2	2	(*d*) Artificial manures to be of approved manurial value; bones and artificial manures not to exceed cost per acre of two next preceding years. (*e*) Only if used with green crops consumed on farm. (*f*) Where dissolved bones are used on grass the allowance to be on a three years' principle, and on arable on a two years' principle.
1 (*h*) Full cost.	—	5	2 $\frac{2}{3}$ cost last year. $\frac{1}{3}$ preceding.	2 $\frac{2}{3}$ cost last year. $\frac{1}{3}$ preceding.	2 $\frac{2}{3}$ cost last year $\frac{1}{3}$ preceding.	(*g*) Artificial manures to be of approved manurial value, and bones and artificial manures not to exceed cost per acre of two next preceding years. (*h*) Applied to green crops only consumed on farm.
1 (*i*) Full cost.	—	2 $\frac{2}{3}$ last year $\frac{1}{3}$ preceding.	—	—	—	(*i*) Applied to green crops only.
1 (*m*) $\frac{1}{2}$ cost.	—	2 $\frac{1}{2}$ cost last year $\frac{1}{2}$ preceding.	1 $\frac{1}{2}$ cost.	—	1 $\frac{1}{2}$ cost last year $\frac{1}{2}$ preceding.	(*j*) Manures used for hops on a four years' principle, as follows:— First year after application - - $\frac{6}{16}$ | Third year after application - - - $\frac{2}{16}$ Second " " $\frac{4}{16}$ | Fourth " " - $\frac{1}{16}$ (*k*) "First year" means first year after the year of application. (*l*) Neither chalking, claying, nor marling applicable to this district. (*m*) Where applied to green crops consumed or to be consumed on the farm when no off-going crop taken, where such crop taken only $\frac{1}{2}$ to be allowed.
1 (*q*) Full cost.	—	—	(*r*)	—	—	(*n*) Clayburning to be allowed for on a six years' principle (*o*) Whole cost if applied to root crop in last year; if used during the previous years, on a four years' principle. (*p*) According to character of soil commencing with first year. (*q*) With root crops in last year, manure to be of approved manurial value. (*r*) Manurial value and date of application to be taken into account.
(*u*)	—	—	(*u*)	—	—	(*s*) Claying and chalking on fen lands to be allowed for on a 10 years' principle; clayburning to be allowed at $\frac{1}{2}$ cost after one crop only. (*t*) Bones to be not less than $\frac{1}{2}$ inch. (*u*) An allowance of $\frac{1}{3}$ to be made, but only for natural manures, and for rape, mustard, or cotton cakes, greaves, and malt culms, provided these are used for roots or green crops, and that the roots are valued under what are known as "Norfolk" covenants. In cases where the root crop fails, and the land is properly cultivated, the whole cost of manures, natural or artificial, to be allowed; and the same where ordinary "Suffolk" covenants rule the valuation of root crops and fallows.
(*y*)	—	—	(*y*)	—	—	(*v*) In this county the root crops are taken at a valuation. (*w*) Claying and chalking on fen lands to be allowed for on a six years' principle, and clayburning at $\frac{1}{2}$ cost where one crop taken. (*x*) Bones to be not less than $\frac{1}{2}$ inch. (*y*) An allowance of $\frac{1}{3}$ the cost to be made, but only in the case of natural manures, and for rape, mustard, or cotton cakes, greaves, or malt culms, provided these are used for roots or green crops. Where the root crop has failed, and the land is properly cultivated one-half the cost of such manures is to be allowed.
1 (*bb*)	—	Nil. $\frac{1}{2}$ cost.	—	—	—	(*z*) Chalking to be allowed for on a 20 years' principle; whole cost for the first two years, $\frac{1}{18}$ deducted yearly thereafter. (*aa*) Either the whole cost if used for root crops during the summer of the last year; Or half the cost if used in the preceding year for a root crop fed on the premises followed by a green crop in the last year, or if used in the last year with a corn, potato, or other exhausting crop; And one-fourth where used with roots, and fed off in the year preceding quitting, and a corn or other exhausting crop taken in the last year. (*bb*) Whole cost to be allowed if used with root crops left unconsumed; half cost if root crop consumed.

TABLE

Chamber.	Lime (No. 20).			Chalking (No. 17). Clayburning (No. 18). Claying (No. 19). Marling (No. 21).			Undissolved Bones (No. 16).		
	On Arable Land.	On Grass mown.	On Grass pastured.	On Arable Land.	On Grass mown.	On Grass pastured.	On Arable Land.	On Grass mown.	On Grass pastured.
South Wilts	Years. 8 1 year full cost 7 at $\frac{1}{7}$ reduction.	Years. 8 1 year full cost 7 at $\frac{1}{7}$ reduction.	Years. 8 1 year full cost 7 at $\frac{1}{7}$ reduction.	Years. 12 (*cc*) 2 years full cost 10 at $\frac{1}{10}$ reduction.	Years. 12 2 years full cost 10 at $\frac{1}{10}$ reduction.	Years. 12 2 years full cost 10 at $\frac{1}{10}$ reduction.	Years. 3 (*dd*) All last year $\frac{2}{3}$ last but one $\frac{1}{3}$ last but two.	Years. — 	Years. 3 All last year $\frac{2}{3}$ last but one $\frac{1}{3}$ last but two.
Shropshire (*hh*)	4 (*ii*) Full cost last year $\frac{2}{3}$ last but one $\frac{1}{3}$ last but two $\frac{1}{6}$ last but three.	4 Full cost last year $\frac{2}{3}$ last but one $\frac{1}{3}$ last but two $\frac{1}{6}$ last but three.	8 $\frac{1}{8}$ reduction yearly.	8 (*jj*) $\frac{1}{8}$ reduction yearly.	8 (*jj*) $\frac{1}{8}$ reduction yearly.	8 (*jj*) $\frac{1}{8}$ reduction yearly.	1 $\frac{2}{3}$ cost.	3 (*kk*) $\frac{3}{4}$ last year $\frac{1}{4}$ last but one $\frac{1}{4}$ last but two.	8 (*kk*) $\frac{1}{8}$ reduction yearly.
Staindrop (Durham)	10 (*nn*) 5 (*oo*)	10 (*nn*) 5 (*oo*)	20 (*nn*) 10 (*oo*)	—	—	—	3 (*qq*)	3 to 5 (*pp*)	6 to 10 (*pp*)
York	6	6	6	15 (*qq*) 2 full 13 at $\frac{1}{13}$ reduction.	15 2 full 13 at $\frac{1}{13}$ reduction.	15 2 full 13 at $\frac{1}{13}$ reduction.	3	3 (*rr*)	7
Devon and Cornwall	5	—	7	—	—	—	2 $\frac{3}{4}$ cost last year. $\frac{1}{4}$ preceding year.	—	7

TABLE C.

DRAINAGE.

The following SCALES of ALLOWANCE for DRAINAGE executed wholly or partly at the Tenant's cost are suggested; the number of Years denoting the period over which the outlay may be recovered.

Chamber.	Where Tenant finds Materials, Carriage, and Labour.	Where Tenant finds Carriage and Labour only.	Remarks.
	Years.	Years.	
Lincolnshire	15	10	
West Riding of Yorkshire	20	10	
West Suffolk (*a*)	20	12	(*a*) For bush draining and mole ploughing, the allowance to be on an eight years' principle.
Norfolk (*b*)	20	12	(*b*) For bush draining and mole ploughing, the allowance to be on an eight years' principle.
Cirencester	20	10	
Warwickshire	20	10	
Newbury	15	8	
South Wilts	20	10	
Newcastle	(*c*)	—	(*c*) *See* Reports, printed in full, in Appendix.

B.—*continued.*

Other purchased Manures (No. 22).						Remarks.
Guano, Dissolved Bones, and other Artificial Manures.			Farmyard, Town, and other Natural Manures.			
On Arable Land.	On Grass mown.	On Grass pastured.	On Arable Land.	On Grass mown.	On Grass pastured.	
Years. 1 (*ee*) (*ff*) (*gg*)	Years. —	Years. 1 (*gg*)	Years. 4 1 full cost 3 at ⅓ reduction.	Years. 4 1 full cost 3 at ⅓ reduction.	Years. 4 1 full cost 3 at ⅓ reduction.	(*cc*) Full cost of clay-burning, turf-burning, and stifle-burning to be allowed where no crop is taken; and ½ cost where only one crop is taken. (*dd*) Applied to roots or green crops consumed. (*ee*) Compensation not to exceed cost per acre of the average of two preceding years. (*ff*) Whole cost to be allowed where applied to roots or green crops left unconsumed on the land; and ½ cost where roots or green crops have been consumed. (*gg*) One-half the cost to be allowed for nitrate of soda or sulphate of ammonia of approved manurial value, either applied to roots fed or left unfed, or applied to grass pastured not mown.
1 ⅓ cost (*ll*) ⅓ cost (*mm*)	2 ⅓ first year ⅓ second year.	2 ⅔ first year ⅓ preceding.	—	—	—	(*hh*) Manures in last year should not exceed in quantity per acre the average of application of the three last preceding years. (*ii*) Lime and reasonable labour of compost heaps applied to the farm in the last year, or left in a proper state for application, to be paid for at a valuation. (*jj*) In claying or marling not less than 70 tons per acre to be used. (*kk*) Boiled ground bones on pasture to be allowed for on a four years' principle, and on grass mown ⅔ for last year and ⅓ preceding. (*ll*) If bones, superphosphates, or guano. (*mm*) If ammoniacal manures of approved analysis.
—	—	—	—	—	—	(*nn*) Lime made from carboniferous limestone only. (*oo*) Lime made from magnesian limestone, if used in a compost. (*pp*) Proportion to vary between these limits, according to the management of the land.
1 (*ss*) ½ cost.	—	1 (*ss*) ½ cost.	1 ⅔ cost (*tt*) ½ cost (*uu*)	—	1 ⅔ cost ½ cost.	(*qq*) Clayburning not considered by this Chamber. (*rr*) After mowing once, ½ cost allowed; after mowing twice, or after second year, ¼ cost allowed. (*ss*) Allowance only made when no white crop taken. Strength and purity of manure to be guaranteed. (*tt*) If no white crop taken. (*uu*) Where one crop has been taken.
1 (*vv*) ½ cost.	—	3 (*ww*) 2 (*xx*) ⅔ last year ⅓ preceding.	1 (*vv*) ⅔ cost.	—	2 (*xx*) ⅔ last year ⅓ preceding.	(*vv*) Any purchased manure of approved manurial value applied to green crop during last year of tenancy. (*ww*) Allowance on a three years' principle for dissolved bones only. (*xx*) Purchased manures of lasting manurial value other than bones.

APPENDIX.

NEWCASTLE FARMERS' CLUB.

REPORT of a COMMITTEE composed of LAND AGENTS and FARMERS appointed for the purpose of framing a Basis on which to Estimate Compensation, as provided in the Agricultural Holdings Act, 1883.

It is provided for in the Act, that a tenant at the termination of his tenancy shall obtain from the landlord such compensation "as fairly represents the value of the improvement to an incoming tenant."

It appears to your Committee that, fixing a scale naming a hard and fast value for every "improvement" named in the Act, whether well or ill executed, whether in good or bad repair, and reducing the price by a certain percentage for each year used, would in effect and incidence be unjust, resulting in the good farmer getting too little, and the bad farmer too much. For instance, in regard to under-drainage, it cannot be said that, if badly planned and executed and kept in bad repair, it would be of the same value to the landlord or incoming tenant as if it had been efficiently made and kept in good repair; or that the application of purchased manures, or the consumption of purchased foods, would leave the same manurial value in a holding full of weeds, badly cultivated and managed, as on that clean, thoroughly cultivated, and well managed. Therefore, to obviate as much as possible the unequal operation of the Act, your Committee propose a basis on which "improvements" may be estimated, having a certain degree of elasticity; so that arbiters may have sufficient scope to arrive at decisions which will not only tend to encourage tenants permanently to improve their holdings, but also prevent the danger of landlords or incoming tenants having to pay for that which has been so badly made or treated that it is exhausted, and little more left in the shape of an improvement than a name.

Your Committee suggest that, in regard to each "improvement" (with one exception), there should be compensation of three degrees, viz., 1st Class, 2nd Class, and 3rd Class. The 1st Class to mean that when, in regard to an "improvement," the effects were very beneficial, from the management generally having been good and judicious; 2nd Class, when these conditions had not been so meritorious; and 3rd Class, when the conditions had been bad.

As the improvements scheduled in Part I. of the Schedule to the Act require the consent of the landlord, and are therefore likely to be a matter of arrangement between landlord and tenant as heretofore, your Committee do not attempt to lay down any basis on which to estimate their value.

PART II. OF THE SCHEDULE TO THE ACT.

1.—Under Drainage:

1st Class—estimated to last 35 years as a maximum.
2nd Class ditto 25 ditto.
3rd Class ditto 15 ditto.

Exhaustion to be estimated in 1st Class at 1-35 part of first cost in each year since made, 2nd Class at 1-25, and 3rd Class at 1-15 in each year.

2.—Surface drains:

That the out-going tenant be repaid the reasonable first cost of open drains, minus the cost of putting the drains into efficient working order, provided the said drains have been executed in proper manner and method.

PART III. OF SCHEDULE TO THE ACT.

3.—Boning of land with undissolved bones:

—	Arable Land and Hay Meadow.	Pasture Land.
1st Class—exhaustion each crop -	$\frac{1}{5}$	$\frac{1}{10}$
2nd Class ditto - -	$\frac{1}{4}$	$\frac{1}{8}$
3rd Class ditto - -	$\frac{1}{3}$	$\frac{1}{6}$

4.—Liming of land (magnesian limestone and gas lime excepted):

—	Arable Land and Hay Meadow.	Pasture.
1st Class—exhaustion each crop -	$\frac{1}{10}$	$\frac{1}{20}$
2nd Class ditto - -	$\frac{1}{8}$	$\frac{1}{16}$
3rd Class ditto - -	$\frac{1}{6}$	$\frac{1}{12}$

5.—Dissolved bones and phosphates, phosphatic guanos, ground phosphates, kainit and fish guano:

—	On Arable Land and Hay Meadow.	Pasture.
1st Class—exhaustion each crop -	$\frac{1}{2}$	$\frac{1}{8}$
2nd Class ditto - -	$\frac{1}{2}$	$\frac{1}{4}$
3rd Class ditto - -	All	$\frac{1}{2}$

6.—Ammoniacal guanos:

—	On Arable Land and Hay Meadow.	Pasture.
1st Class—exhaustion each crop -	$\frac{1}{8}$	$\frac{1}{5}$
2nd Class ditto - -	$\frac{1}{2}$	$\frac{1}{4}$
3rd Class ditto - -	All	$\frac{1}{2}$

7.—Sulphate of ammonia and nitrate of soda:

That no compensation be paid for these manures when applied to arable land.

8.—When applied to grass land:

—	—
1st Class—exhaustion each crop - - -	$\frac{1}{8}$
2nd Class ditto - - -	$\frac{1}{2}$
3rd Class ditto - - -	all

9.—Farmyard manure:

—	On Arable Land and Hay Meadow.	Pasture.
1st Class—exhaustion each crop -	$\frac{1}{5}$	$\frac{1}{6}$
2nd Class ditto - -	$\frac{1}{4}$	$\frac{1}{7}$
3rd Class ditto - -	$\frac{1}{3}$	$\frac{1}{8}$

10.—Town manure (scavenger):

—	On Arable and Pasture.
1st Class—exhaustion each crop - -	$\frac{1}{4}$
2nd Class ditto - - -	$\frac{1}{3}$
3rd Class ditto - - -	$\frac{1}{2}$

Residuary manurial value left by the consumption of (purchased) artificial and other foods. For every ton used:

—	Value of Residuum. £	s.	d.
Decorticated cotton cake (containing about 6 per cent. nitrogen, 16 per cent. oil).	3	0	0
Linseed and rape cake ($4\frac{1}{2}$ per cent. nitrogen, 11 per cent. oil).	2	10	0
Undecorticated cotton cake (3 per cent. nitrogen, 6 per cent. oil).	2	0	0
Beans, peas, tares, lentils, linseed, malt dust -	1	10	0
Wheat, oats, barley, bran, maize, malt - -	1	2	0
Hay and locust beans - - - -	0	16	0
Straw of beans, oats, wheat, barley, and peas -	0	11	0
Potatoes - - - - -	0	4	0
Mangel wurzel, carrots, and turnips - -	0	3	0

Manurial residue from the foregoing foods:

—	On Arable Land and Hay Meadows.	Pasture.
1st Class—exhaustion each crop -	$\frac{1}{4}$	$\frac{1}{6}$
2nd Class ditto - -	$\frac{1}{2}$	$\frac{1}{4}$
3rd Class ditto - -	$\frac{1}{2}$	$\frac{1}{2}$

"Crop" in every case to mean the produce of one year.

It is not pretended that the manures and foods enumerated are exhaustive of those in the market, but your Committee have dealt with those most commonly used in the district; others not mentioned can be estimated by comparing them to those mentioned of like character and quality.

When a crop of hay is taken from pasture land it should be counted as having the same effect as a crop from arable land.

The onus of proof to rest on the person claiming compensation that the manures and foods were pure of their kind, and not charged at more than their fair market value.

In conclusion, your Committee have to say that they are strongly impressed with the conviction that the practical working and effect of compensation, so regulated and scheduled as they have put it, would be a general and constant attempt on the part of tenants to secure, by good farming, compensation of the 1st Class. The three classes would always be present in their mind, and whilst trying for the higher or highest rate of compensation—pursuing their own interest—they would necessarily be acting for the permanent good of the holding; and the probable (and, indeed, reasonable) outcome would be a vast advance and improvement in the agriculture of the country, with advantage to the landowner, the tenant, and the consumer.

CHESHIRE CHAMBER OF AGRICULTURE.

"The Agricultural Holdings Act, 1883."

This Chamber has had the beneficial working of the above Act of Parliament under its consideration, and begs to recommend the adoption of the following mode of estimating the value of unexhausted improvements to out-going tenants under Part III. of the Schedule to the Act.

As the Act provides that the amount to be paid for improvements shall be "such sum as fairly represents "the value of the improvements to an in-coming tenant," it is proposed that the parties interested shall, by themselves or their valuers, first classify the results of improvements in relation to their value and durability, as "First," "Second," or "Third Class," and then apply the following table or suggested scale to determine the amount which shall be due to the out-going tenant for the improvements remaining.

Suggested Scale for application of following Manures.

—	—	1st Class.	2nd Class.	3rd Class.
1. Ground "raw bones" to pasture land and not afterwards ploughed or mowed.	Reduction of first cost each year to be	$\frac{1}{10}$	$\frac{1}{8}$	$\frac{1}{6}$
2. "Boiled bones" to pasture land, and not afterwards ploughed or mowed.	Ditto	$\frac{1}{7}$	$\frac{1}{5}$	$\frac{1}{4}$
3. "Raw or boiled bones" on land, afterwards mown.	Ditto	$\frac{1}{5}$	$\frac{1}{4}$	$\frac{1}{3}$
4. "Ground bones" purchased, or of animal manure* on tillage land.	Ditto	$\frac{1}{3}$	$\frac{1}{2}$	—
5. Application of lime or marl to grass or tillage.	Ditto	$\frac{1}{6}$	$\frac{1}{4}$	$\frac{1}{2}$

Vouchers to confirm expenditure or claim to be produced.
The administrators may, in case of expenditure without improvement, refuse compensation altogether, or may exceed the first class should the expenditure continue to be largely profitable.
* Animal manure to be the produce of live animals.

It is recommended also that the in-coming tenants should pay for all manure left upon the farm that has been properly cared for and put into midden, and for the manurial value of cake or corn consumed by stock on pasture, or on growing turnips.

DEVON AND CORNWALL CHAMBER OF AGRICULTURE.

The resolutions of the general meeting of this Chamber prescribe the following as the maximum allowances for items appearing in Table A. of this Report:—

For 3*l.* per ton on all oil-cakes, and 1*l.* 4*s.* per ton on purchased corn-cake, corn malt or grain, or other feeding stuffs of similar manurial value, which have been consumed on the farm during the last year of the tenancy, and for one-half of the amount per ton on that which has been consumed on the farm the preceding year of the tenancy.

Where oil-cakes, or other purchased feeding stuffs, have been consumed on pasture land on the farm during the last five years of the term, and no hay crop has been taken off, a fair estimate should be made of the improvement to the holding, and allowance made accordingly.

In estimating the value of the manure that would have been produced by the consumption on the holding of any hay, straw, roots, or green crops, sold off or removed from the farm within the last two years of the tenancy, the allowance to be 15*s.* per ton for hay, 8*s* per ton for straw, and 3*s.* per ton for roots, and a similar estimate to be made of the manurial value of any of these articles that may have been brought on to the holding during the last two years of the tenancy.

APPENDIX F. 5. (*See* para. 11.)

Milk Records of the Necton Hall and Whittingham herds of Red Polls.

Necton Hall Herd.
(Mr. R. Harvey Mason's.)

Dairy Return from 1st April 1893 to 31st March 1894.

No. of Cow.	Name of Cow.	Age. Yrs.	Age. Mo.	Calves produced.	Date of last Calving.	Days in Milk.	Total Milk in Lbs.	Daily Average in Lbs.	Per-centage of Butter Fat.
2751	Daylight—N 6 -	9	10	9	August 14, 1893 -	340	5,790	17·02	3·3
3649	Pet—N 1 - -	8	9	7	January 12, 1894 -	269	4,777	17·75	4·3
4189	Maggie—L 9 - -	8	0	7	March 28, 1894 -	304	6,065	19·95	4·6
4338	Rosina 3rd—N 4 -	7	5	6	September 11, 1893 -	358	6,450	18·01	4·0
4186	Lulu—L 9 - -	7	4	6	January 1, 1894 -	291	5,321	18·28	3·5
3988	Daystar—N 6 - -	7	4	5	April 27, 1893 -	336	5,649	16·81	3·7
4549	Eugeine 4th—N 4 -	6	8	5	May 29, 1893 -	353	4,964	14·06	3·5
4585	Princess—N 17 -	6	7	5	November 2, 1893 -	328	4,805	14·64	5·0
4545	Emblem—N 4 - -	6	4	5	September 12, 1893 -	278	4,746	17·07	3·7
5117	Sheba 3rd—N 5 -	6	3	4	September 3, 1893 -	364	7,901	21·70	4·3
5057	Perdita—N 1 - -	6	1	4	October 15, 1893 -	308	4,894	15·89	3·9
4782	Elmira—L 3 - -	5	4	3	May 15, 1893 -	341	3,868	11·34	3·9
5939	Ruthless—N 4 - -	5	2	3	November 11, 1893 -	341	6,456	18·93	3·4
5887	Rattle—N 4 - -	5	2	3	September 19, 1893 -	361	4,774	13·22	3·3
5726	Millicent—L 9 - -	4	10	3	December 30, 1893 -	278	4,030	18·09	3·5
5717	Merry—L 9 - -	4	9	3	December 29, 1893 -	334	4,385	13·12	4·4
6335	Empress 6th—N 4 -	4	1	2	September 4, 1893 -	362	5,691	15·72	4·1
6518	Majolica—L 9 -	3	10	2	January 29, 1894 -	322	4,933	15·32	4·2
6487	Lilian—L 9 - -	3	10	2	January 20, 1894 -	272	3,835	14·10	4·4
6340	Esperance—N 4 -	3	5	1	May 22, 1894 -	231	3,702	16·02	3·4
6997	Chestnut—L 9 -	3	1	2	March 23, 1894 -	285	4,068	14·16	3·9
7395	Petulance—N 1 -	3	0	1	October 11, 1893 -	169	2,727	16·13	3·6
7084	Empress 7th—N 4 -	2	10	1	November 29, 1893 -	116	1,183	10·19	4·[illegible]
7482	Rouge—N 4 - -	2	10	1	February 10, 1894 -	40	609	15·23	4·2
7297	Marcia—L 9 - -	2	9	1	February 5, 1894 -	53	777	14·66	4·2
7087	Euphemia—N 4 -	2	7	1	May 7, 1893 -	321	3,134	9·76	4·0

Whitlingham Herd.

(Mr. Garrett Taylor's.)

Milk Record from December 30th, 1892, to December 29th, 1893, inclusive. In continuance of Record published in Vol. 10 Red Polled Herd Book.

(The tests for butter fat, as shown by a Babcock tester, were made early in April and May 1894, when the cows' food was sewage-grown rye grass only.)

No. of Cow.	Name and Tribe.	Date of Birth.	Calved.	Calf.	Total Yield.	Days recorded.	Average per Day.	Days Dry.	Highest Percentage Butter Fat.
					Lbs.		Lbs.		
6792	Strawberry—A 1	November 1888	August 20, 1891 April 27, 1893	1st (Slip)	4,690¾	245	19·14	118	5·5
6330	Elmham Rosebud 4th—A 1	March 1890	November 10, 1893	2nd	5,088	346	14·70	15	4·6
4504	Cora—A 4	November 1877	February 28, 1893	3rd	7,511	301	24·95	60	6·3
4807	Carlista 2nd—A 4	October 1888	October 15, 1892	3rd	3,358	245	13·70	119	4·0
5311	Camille of Stetchworth—A 4	February 1889	September 23, 1893	3rd	1,333½	84	15·87	—	3·5
5320	Chalice—A 4	May 1889	June 15, 1993	2nd	4,681	196	23·89	167	—
6267	Cosy—A 4	October 1890	February 1, 1893	1st	4,645¾	301	15·43	28	5·2
7011	Corelie 2nd—A 4	January 1891	March 25, 1893	1st	3,526¼	259	13·62	—	—
6198	Blossom 4th—A 5	April 1890	September 1892 September 12, 1893	1st (Slip)	6,209	357	17·39	7	—
6199	Blossom 5th—A 5	April 1890	September 5, 1892 October 1, 1893	1st (Slip)	7,640¼	364	20·94	0	3·8
6925	Berry—A 27	January 1891	May 12, 1893	1st	3,370½	224	15·04	—	—
6483	Laura 2nd—A 30	January 1890	September 13, 1893	1st	1,656	91	18·18	—	5·3
2568	Sybil 6th—A 31	October 1882	March 9, 1893	8th	7,272¼	294	24·73	64	4·9
4973	Lady—B 8	October 1888	January 15, 1893	1st	3,859¾	329	11·77	—	—
5515	Handsome Lady—B 8	December 1889	February 18, 1892 November 23, 1892	1st (Slip)	2,873¼	252	11·40	112	4·0
6720	Rosette 2nd—B 9	May 1890	May 4, 1893	1st	1,520¼	133	11·43	77	—
5230	Belle—B 11	June 1889	February 14, 1893	2nd	6,888	315	21·80	46	4·0
2256	Honeywood—B 12	February 1882	March 12, 1893	7th	5,860¾	280	20·93	79	3·5
4169	Linnet—E 2	February 1887	February 27, 1893	4th	5,678½	301	18·86	59	4·1
5652	Linnet 2nd—E 2	September 1889	February 18, 1892	1st	3,626½	350	10·36	14	3·6
6226	Buxom—E 2	February 1890	September 29, 1893	2nd	4,171¾	322	12·95	35	4·2
5160	Sweetbriar—E 11	March 1888	February 5, 1893	3rd	4,942¾	322	15·35	37	5·7
6385	Georgina 2nd—E 11	December 1889	July 21, 1892	1st	3,302¾	319	10·35	35	3·6
6162	Arrow—E 11	October 1890	February 4, 1893	1st	5,552¼	322	17·24	—	3·8
2158	Elizabeth—E 13	October 1881	January 6, 1891 September 1892	— (Slip)	7,400¾	364	20·33	0	3·7
2788	Eva—E 13	February 1882	March 9, 1893	9th	6,680½	294	22·72	69	4·5
3406	Eglantine—E 13	September 1885	February 15, 1893	7th	4,783¾	175	10·19	160	—
4011	Ethel—E 13	February 1887	February 24, 1893	4th	3,562¼	210	16·96	147	3·8
5165	Tine—E 13	February 1888	January 23, 1892	2nd	955	161	5·93	203	3·2
6816	Tillie—E 13	October 1890	January 30, 1893	1st	3,808½	266	14·31	—	4·0
1737	Poll—F 6	December 1880	April 20, 1893	11th	5,555¼	252	21·64	111	5·1
5013	Melton Beauty—H 1	May 1888	February 21, 1893	3rd	2,966¾	231	12·84	110	3·1
2123	Daisy Chain—H 2	July 1881	June 19, 1893	9th	4,629¼	301	15·37	59	—
4000	Easter—H 2	October 1886	June 14, 1893	4th	4,061	196	20·71	167	4·1
3529	Justice—I 2	October 1885	April 30, 1890	—	4,131½	336	12·26	28	—
6499	Lovely 4th—I 12	October 1885	November 6, 1893	—	1,668½	49	34·05	—	—
6501	Lovely 7th—I 12	January 1890	September 6, 1892	1st	2,797½	217	13·81	144	—
1646	Lucy 5th—I 18	October 1880	July 6, 1893	—	4,219¼	273	15·49	86	—
8190	Ruth—I 18	January 1892	December 14, 1893	1st	148	14	10·55	—	—
5575	Jewel—I 21	September 1889	July 15, 1893	2nd	3,212	231	14·16	111	—
3459	Gal—K 15	January 1885	December 23, 1892	—	10,165¾	364	27·92	0	4·2
6380	Gay—K 15	October 1890	December 25, 1892	(Slip)	5,548	364	15·21	0	5·1
7127	Gal 3rd—K 15	February 1891	February 29, 1893	1st	4,880¼	301	16·21	—	5·2
7329	Miss Fragile—K 24	March 1891	July 3, 1893	1st	2,897	161	17·99	—	4·9
2869	Harriet—M 2	December 1883	January 25, 1893	7th	5,680¾	308	18·44	54	3·8
6421	Harriet 2nd—M 2	February 1890	July 7, 1893	2nd	4,464	267	16·71	90	3·0
6527	Mira—M 2	October 1890	January 17, 1893	1st	3,492¾	245	14·38	109	3·9
3476	Gossip—M 5	May 1884	March 4, 1893	7th	2,548¼	265	9·58	86	3·5
5507	Gossip 2nd—M 5	May 1889	June 29, 1892	2nd	3,078¾	280	10·95	84	4·1
6392	Glee 2nd—M 5	October 1890	February 13, 1893	1st	3,915¼	308	12·71	—	4·1

Whitlingham Herd—*continued.*

No. of Cow.	Name and Tribe.	Date of Birth.	Calved.	Calf.	Total Yield.	Days recorded.	Average per Day.	Days Dry.	Highest Percentage Butter Fat.
					Lbs.		Lbs.		
4997	Maggie—N 2	February 1888	December 29, 1892 December 15, 1893	3rd 4th	6,281¾	266	23·61	84	3·3
6550	Milly—N 2	October 1890	January 31, 1893	(Slip)	4,477½	287	15·60	35	2·9
5729	Milly—N 4	November 1889	January 30, 1893	2nd	5,253¾	364	14·43	0	2·6
2405	Nectarine 2nd—N 6	May 1882	April 21, 1893	—	7,548	343	22·00	14	4·8
6612	Novice—N 6	November 1890	February 1, 1893	1st	5,750¾	322	17·82	—	5·5
1724	Patsie—N 24	February 1881	June 9, 1893	—	4,944	308	16·05	35	4·1
1362	Careless—O 2	August 1880	December 30, 1892	12th	5,744½	294	19·53	56	4·1
2762	Careful—O 2	January 1885	February 20, 1890 October 1, 1892	3rd (Slip)	5,104	294	17·36	70	4·8
1882	Silent Beauty—O 9	December 1882	April 12, 1893	8th	4,654	231	20·15	53	4·9
5431	Dummy 2nd—O 9	February 1889	October 24, 1893	3rd	5,336	301	17·72	41	3·6
6783	Spirte—O 9	February 1890	July 30, 1893	2nd	5,130	329	15·59	30	6·8
2728	Crocus—O 11	December 1884	May 11, 1890	8rd	5,505½	364	15·12	0	4·7
4816	Charm—O 14	September 1888	July 20, 1893	3rd	4,403½	224	19·65	130	—
2044	Brunnette—P 2	June 1882	December 16, 1892	6th	5,088½	280	18·17	84	—
6400	Golden Cup—P 2	January 1890	December 8, 1892	1st	3,432½	336	10·21	Sold	3·9
6569	Miss Ivy—P 2	October 1890	January 12, 1893	1st	4,129½	322	12·82	21	4·7
2032	Blush Rose—P 3	December 1881	July 26, 1893	9th	3,221¾	161	20·01	195	—
2386	My Lady—P 3	January 1882	April 25, 1893	7th	3,078½	261	30·95	46	3·5
2514	Rosy Morn—P 3	November 1882	July 3, 1893	8th	2,758½	182	15·15	175	—
7673	Beauty—P 3	January 1890	August 31, 1893	1st	1,438¾	112	12·84	—	—
6717	Roseleaf—P 3	April 1890	October 28, 1893	1st	1,154½	56	20·61	—	3·4
6584	My Lady 2nd—P 3	November 1890	February 27, 1893	1st	3,203¾	245	13·07	33	4·2
7118	Flush—P 3	January 1891	May 17, 1893	1st	2,014¾	168	11·99	42	6·8
3031	Ninepin—P 4	April 1882	June 23, 1893	8th	4,596¼	245	18·76	105	3·8
4187	Lydia—P 4	April 1882	July 11, 1893	8th	4,508	287	15·70	145	—
5650	Linda—P 4	June 1889	September 7, 1893	2nd	2,871¼	154	18·64	195	2·5
5275	Blue Bonnet 2nd—P 4	December 1889	March 5, 1893	1st	5,038¾	287	18·25	65	5·7
4785	Blush Rose—P 7	April 1888	February 5, 1893	3rd	4,303	247	17·41	72	3·4
4136	Jessica—Q 1	July 1881	March 20, 1893	—	7,586	282	26·90	80	4·6
4134	Jenny—Q 1	March 1884	February 26, 1891 October 10, 1892	5th (Slip)	3,649	315	11·59	Dead	—
3963	Beatrice—Q 1	January 1887	March 1, 1893	4th	8,041½	280	28·74	61	—
3953	Countess—Q 1	February 1887	February 28, 1893	3rd	8,688½	322	26·98	11	4·3
6273	Countess 2nd—Q 1	October 1890	March 25, 1893	1st	5,610¼	266	21·05	0	4·3
7205	Jenny 2nd—Q 1	February 1891	July 10, 1893	1st	2,707	168	16·10	—	—
2153	Dorcas—R 8	January 1892	April 5, 1893	8th	6,467¼	266	24·32	95	3·7
4162	Lee—R 8	May 1887	January 22, 1893	4th	7,539½	322	23·41	37	3·9
5657	Lively—R 8	August 1889	January 17, 1892 February 1893	2nd (Slip)	2,951½	238	12·40	126	3·7
	Dorcas 2nd—R 8	May 1890	August 1, 1892	1st	2,851¼	224	12·73	140	2·9
5296	Brundish Pretty—R 9	March 1889	January 22, 1892 December 13, 1893	1st (Slip)	4,646¼	364	12·76	0	—
1513	Fillpail—R 11	May 1880	July 19, 1893	10th	7,473¾	259	28·85	103	6·0
4891	Fawn—R 11	February 1888	January 9, 1893	3rd	8,066¾	280	28·80	80	4·4
5409	Dolly—R 11	June 1889	February 22, 1893 December 16, 1893	2nd 3rd	4,687½	357	13·13	0 21	—
2124	Damson—S 3	March 1882	May 30, 1893	8th	2,057¼	168	12·24	179	—
2753	Di—S 3	February 1884	January 14, 1893	7th	8,826½	308	28·65	50	4·9
4049	Hetty 2nd—S 3	November 1888	January 24, 1893	3rd	2,565½	189	13·59	170	5·0
7170	Hertha—S 3	February 1891	February 29, 1893	(Slip)	3,445	301	11·44	—	5·8
2474	Prudish—T 1	February 1882	May 28, 1893	9th	3,542	231	15·29	121	4·4
5367	Coronet 2nd—T 1	May 1889	March 16, 1893	2nd	5,431½	287	15·43	76	3·6
3183	Tin—T 4	October 1883	March 8, 1893	7th	7,098¼	315	22·53	47	4·1
5170	Tulip—T 4	January 1888	March 5, 1893	3rd	5,372	259	20·74	Sold	4·6
6814	Tiff 2nd—T 4	March 1890	October 10, 1893	2nd	2,118½	154	13·75	204	—
6819	Top—T 4	October 1890	November 25, 1892 December 27, 1893	(Slip) 1st	3,199	254	12·59	105	5·0
4375	Stalham—U 5	December 1884	January 12, 1893	6th	9,331½	357	26·13	6	4·6
4149	Kate—U 5	December 1885	November 26, 1893	5th	7,413½	280	26·47	79	6·3

Whitlingham Herd—*continued.*

No. of Cow.	Name and Tribe.	Date of Birth.	Calved.	Calf.	Total Yield.	Days recorded.	Average per Day.	Days Dry.	Highest Percentage Butter Fat.
					Lbs.		Lbs.		
5150	Strung—U 5	June 1888	February 28, 1893	3rd	6,450¼	294	21·60	60	3·9
6785	Stalham 2nd—U 5	April 1890	June 29, 1892 July 19, 1893	(Slip) 1st	2,692½	161	16·72	—	—
2212	Glaze—V 9	December 1880	September 7, 1893	—	5,674	280	20·26	76	3·1
3469	Gleanor—V 9	December 1881	June 26, 1892	—	5,659½	329	16·71	35	3·3
4074	Glenhill—V 9	May 1885	April 25, 1892	6th	6,102½	364	16·49	0	5·7
4929	Gloss—V 9	October 1888	December 23, 1892	1st	5,808	315	18·43	Dead	—
3674	Proof—V 11	March 1885	February 10, 1893	6th	1,859¾	219	8·49	133	2·9
5046	Palas—V 11	January 1888	April 14, 1893	3rd	2,328½	175	13·30	175	4·3
5821	Palm—V 11	August 1889	August 30, 1893	2nd	3,897½	200	19·48	152	4·1
3671	Prioress—V 11	February 1890	September 27, 1893	2nd	5,163¾	266	19·37	Sold	—
4438	Wilby—V 14	May 1887	November 30, 1893	4th	6,833¾	315	21·69	42	3·9
1317	8th Belle of Suffolk—W 2	December 1879	January 6, 1892	—	5,875¾	329	17·58	35	4·0
3358	Beryl—W 2	March 1885	May 18, 1892 December 28, 1892	— (Slip)	2,869¾	301	9·53	56	3·2
3491	Handsome Belle—W 2	September 1885	November 7, 1893	—	2,703¾	147	18·39	214	3·5
4292	Pretty Bride—W 2	December 1886	April 6, 1892	4th	4,578	189	24·22	Sold	3·4
5207	Bangle Belle—W 2	January 1889	October 13, 1892	2nd	3,509	273	12·84	91	3·1
5511	Hair Belle 2nd—W 2	January 1889	September 27, 1892 September 12, 1893	— (Slip)	5,097	348	14·86	21	—
6185	14th Belle of Suffolk—W 2	April 1890	October 14, 1893	2nd	4,741	315	15·05	46	6·0
3759	Star—W 3	August 1877	February 16, 1893	—	6,725	336	20·01	28	2·7
2591	Venus 2nd—W 3	October 1881	March 9, 1893	—	9,453¾	294	32·15	71	4·5
2018	Betsy—W 3	December 1882	March 23, 1893	—	8,548	357	23·92	6	4·2
4475	Brace—W 14	December 1887	June 23, 1893	2nd	4,190	182	23·07	—	—
5852	Pop 2nd—1 Norf.	May 1889	June 6, 1893	2nd	6,343¾	287	22·10	61	4·3
6575	Miss Poppy—1 Norf.	May 1890	September 21, 1893	2nd	2,155	161	13·38	126	4·5
8217	Miss Barney—1 Suff.	November 1886	April 25, 1893	—	3,045½	224	13·59	130	4·5

ROYAL COMMISSION ON AGRICULTURE.

ENGLAND.

REPORT

BY

MR. WILSON FOX

(ASSISTANT COMMISSIONER)

ON

THE COUNTY OF CUMBERLAND.

Presented to both Houses of Parliament by Command of Her Majesty.

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1895

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CUMBERLAND REPORT.

To Herbert Lyon, Esq., Secretary,
Royal Commission on Agriculture.

31, St. George's Square,
London, S.W.,
May 1st, 1895.

I.—Introduction.

Sir,

1. I have the honour to present to you my report upon the condition of agriculture in the county of Cumberland, where I was engaged pursuing my enquiries, as instructed, for two weeks in the month of September 1894. I subsequently had the opportunity of again visiting the county for a few days both at Easter and Whitsuntide, 1895, and further during the month of May, 1895, I was in constant correspondence with a number of leading agents and farmers with the object of ascertaining what changes there had been in the agricultural situation since I made my investigations in September 1894. Introduction.

2. The information contained in this report was obtained as follows:— Method of obtaining information.

I attended a meeting of the Cumberland and Westmorland Chamber of Agriculture at Carlisle and another of the Cumberland Farmers' Association; I also held a public meeting at Holm Rook and a public enquiry at Penrith; I also attended agricultural shows at Wigton and Gosforth, and visited Carlisle, Penrith, Wigton, Cockermouth and Whitehaven on market days, and on these occasions I met a large number of farmers. Again, at the half-yearly hiring markets at Whitsuntide 1895 I had similar opportunities. In addition I visited a great many farmers in different parts of the county, also several large landowners, and further sent out circular forms containing a series of questions to both owners and occupiers.

Among those to whom I am most particularly indebted for advice and assistance I would mention Lord Muncaster, Lord Brougham and Vaux, Sir Wilfred Lawson, Bart., M.P.; Mr. H. C. Howard of Greystoke, Chairman of the Cumberland County Council; Mr. James Cropper, Chairman of the Westmorland County Council; Mr. Allison, M.P.; Mr. Little, agent to the Earl of Lonsdale; Mr. Punchard, agent to the Underley estate; Mr. Brown, the late agent, and Mr. Bowman, the present agent, to the Netherby Estate; Mr. Alexander Watt, agent to Lord Muncaster; Mr. Thomson, agent to Sir Wilfred Lawson, Bart., M.P.; Mr. Nelson, agent to the Earl of Leconfield; Mr. Richardson, estate agent, Carlisle; Mr. Hayton, estate agent, Carlisle; Mr. Dickinson, estate agent, Whitehaven; Mr. Mounsey, Hon. Secretary to the Farmers' Club, Penrith; Major Irwin, of Lynehow; Mr. Hasell, of Dalmain; Mr. Tinniswood, President of the Cumberland Farmers' Association, and Mr. Carr, the Secretary; Mr. J. W. Hayton, Secretary of the Cumberland and Westmorland Chamber of Agriculture; Mr. W. Graham, of Eden Grove; Mr. R. Graham, of Luham, of the Edenhall Estate; Mr. James Watt, of Carlisle; Mr. Lowthorpe, Holm Rook Hall; the Rev. H. M. Kennedy, of Plumpton; Mr. W. F. Story, Mr. John Little and the Messrs. Tinning, of the Netherby Estate; Mr. William Miller, Mr. Joseph James, and Mr. John Brookbank, of the Brayton Estate; Mr. Thomas Savage, Dalston, Mr. Joseph Hutton, and Mr. Barnes in the Wigton district; Mr. Heskett, of the Lowther Estate; Mr. J. C. Toppin, of Musgrave Hall, Skelton; Mr. F. Grainger, Holme Abbey; Mr. Joseph Carson, Holme St. Cuthbert's; Mr. William Briggs, Cockermouth; Mr. Pattinson and Mr. Steele, of Drigg; Mr. Robinson and Mr. Joseph Cooke, of Irton; Mr. Tom Newby, Muncaster Head; Mr. McKie, of the Cumberland Farmers' Association; Mr. T. Bird, of Yanwath Hall; Mr. Bainbridge, auctioneer, of Lancaster; and Mr. Moore, relieving officer, Wigton.

3. On the eastern side Cumberland is bounded by Northumberland, Durham, Westmorland, and Lancashire, on the west by St. George's Channel, and on the north-west by Scotland. Geological features.

With reference to the geographical features and the nature of the soils, I will quote from the report of the late Mr. Coleman to the Duke of Richmond's Commission.

Mr. Coleman, referring to Cumberland and Westmorland, where the geological formations are very similar, though the mountains in the latter county are more numerous, says: "The north-east side of the county consists of mountain limestone "which is generally elevated, and includes a considerable portion of the Cross Fells, "or Pennine Range, which is commonly known as the backbone of England. The "ground is highest at or near the eastern side, and gradually declines to the west, the "soil at the base of the mountain, being frequently very fertile. On the south-western "edge of the limestone spots of old red sandstone appear, but they are very limited in "area.

"The middle portion of the county is chiefly on the Permian sandstone; this is all "flat, or gently undulating, and the surface is very variable, according to the influence "of drift materials. The Permian is comparatively narrow on the southern boundary, "but extends in a semi-circular direction, nearly due west, to Maryport, and from "thence north-west, bounded by the Channel, Solway Firth, and Scotch Dyke, to "Penton Station on the North British Railway.

"This is, on the whole, a fine agricultural district, watered by the River Eden and "some minor streams. New red sandstone is found adjoining the alluvial deposits "formed from the Solway Firth. Joining the Permian on the south and west is a "narrow band of the coal measures, which follows the coast to beyond Whitehaven, "and further south is another belt of Permian sandstone, which extends to near Raven-"glass, and the rest of the county is occupied with slate rocks, metamorphic granite, "&c. Here is some of the finest of the lake scenery, including Derwentwater, Butter-"mere, Crummock Water, Ennerdale, Wastwater, Thirlmere, and half of Ulleswater. "The mountains are extremely beautiful, although in many cases so precipitous and "bare, that only the hardy Herdwick sheep can thrive.

"A very rough analysis gives the proportion as follows: Cross Fell range, and "adjoining limestone, 230,000 acres; new red sandstone 305,000; lake district, "including coal fields, 435,161 acres. It will thus be seen that much of the larger "part of the county, over two thirds, comprises mountain land with fertile valleys "between.

"In Westmorland, on the east, joining Durham and Yorkshire, there are large "tracts of mountain limestone, much of which is elevated into numerous ranges, and "again more in the centre of the county, and, as it were, wrapping round a narrow "tract of Permian sandstone, which starts at Kirkby Stephen and follows the valley of "the Eden to Penrith, widening out as it gets north, but never exceeding five or six "miles. The mountain limestone is again seen in the south-western portion of the "county below Kendal. The rest of the county is made up of various slate rocks, "granite, &c. The county is cut in two across its centre from east to west by a back-"bone of mountains and high ground, stretching from the head of Grasmere by Shap "Fell, Ash Fell, &c., to the Pennine Chain, pierced by several passes, one of which is at "Shap. This high land determines the watershed of the county. The waters north of "this ridge run into the Eden, &c., and so to the Solway Firth, whilst those to the south "by the Lune and Kent valleys, &c., empty into Morecambe Bay. The old red sand-"stone formation appears near Kendal, and extends from above Tebay through Shap "Fells, and Shap to Rosgill, separating the mountain limestone from the slate rocks. "The soils are exceptionally fertile."

Soils.

4. With reference to the character of the soils, Cumberland is more fertile than Westmorland, as it contains more low land, and has a larger frontage on the Solway Firth, containing a considerable proportion of rich alluvial soil.

Mr. Colman says of the soils: "The mere enumeration of the geological formations, "which are undoubtedly found at a greater or less depth beneath the surface, by no "means suffices for a description of the soils. It has been shown that large portions "of both counties are elevated into hills and mountains, which reach, in some few "cases, over 3,000 feet. The valleys are often covered over, often to great depths, "with drift materials, which have come greater or less distances; hence we have a "great variety, and that often in a limited area; nay, even in the same field.

"Confining attention for the moment to Cumberland, nearly the whole of the large "area occupied by the new red sandstone is covered by drift, mostly of a light nature; "whereas on the western side of the county, clay is seen to a large extent; this is "found mixed with pebbles. As regards the large area of land lying between the "mountain limestone hills on the east and the River Eden, three very distinct classes "or qualities of soil are found, which occur with tolerable regularity. First of all, "adjoining the western slope of the mountains, is a tract of fertile land which, "according to the proportion of clay and stone, forms excellent meadow or turnip

"soils. Such lands are usually at from 500 to 800 feet above the sea, which is a "drawback; but they are of great value in connexion with the mountain pastures, "which are too often still grazed in common.

"Next we have a tract of stony land at a lower elevation, most suitable for grass, "but of a poor undesirable nature; and these soils gradually give place to friable "gravels, or sharp sand, relieved with a narrow breadth of better land close to the "river. This general description applies to both counties and with some qualifications "to both sides of the valley. The low ground, which is very limited, separating the "western ranges of hills and fells, is naturally fertile, owing to the *débris* washed down "from the hills."

Mr. Dickenson in his report of Cumberland in 1852, referring to the western portions of the county, describes the lower land as largely overlaid with a clay, which is very retentive of water, and which is mixed more or less with drift gravel. He further says: "As the clay or the sand predominates, it forms the wheat or the barley soils if "the elevation suits those crops; but at the higher levels, where the cultivation of "corn is precarious, these varieties of subsoil, in connexion with the depth and kind "of soil, form the graduations of the different qualities of the upper and inferior grass "lands."

5. The population in the county of Cumberland was 220,253 in 1871, and increased to 250,647 in 1881, or 13·8 per cent. In 1891 it had further increased to 266,549, or 6·3 per cent. Population.

Four poor law unions out of nine decreased in population in both decades, namely, Alston-with-Garrigill, Penrith, Brampton, and Longtown. The total decrease in these unions between 1871 and 1881 was 2,145, and between 1881 and 1891 was 3,253. Of these the largest decrease was in the Alston-with-Garrigill Union, which decreased by 1,059 between 1871 and 1881, and by 1,237 between 1881 and 1891.

Four unions increased in population in both decades, namely, Carlisle, Wigton, Cockermouth, and Bootle. The total increase in these unions between 1871 and 1881 was 20,819, and between 1881 and 1891 was 20,484. Of these the Cockermouth Union increased by 10,244 between 1871 and 1881 and by 14,887 between 1881 and 1891, and the Bootle Union increased by 3,700 in the first decade and by 2,652 in the second.

The remaining union, Whitehaven, increased by 11,720 between 1871 and 1881 and decreased by 2,329 between 1881 and 1891.

The largest increase in population between 1871 and 1881 occurred in the following parishes, showing a total increase of 23,023 out of the total increase of 32,539 in the county during that period, namely:—Arlecdon, Cockermouth, Carlisle, Cleator, Keswick, Egremont, Farlam, Flimby, Harrington, Penrith, Stanwix, and Workington.

In Arlecdon the increase was 3,225, in Carlisle 5,729, in Cleator 3,359, in Egremont 1,447, and in Workington 5,948.

The parishes in which the largest decrease took place between 1871 and 1881 were Alston 1,059, and Caldbeck 403.

The largest increase in population between 1881 and 1891 occurred in the following parishes, showing a total increase of 14,521 out of the total increase of 20,484 in the county during that period, namely:—Cockermouth, Carlisle, Keswick, Egremont, Flimby, Gosforth, Harrington, Stanwix, Wigton, and Workington. Of these Carlisle increased by 2,526, and Workington by 9,388.

The parishes where the largest decrease took place between 1881 and 1891 were Alston 1,237, and Whitehaven 1,192.

II.—System of Farming.

6. The farms in Cumberland can be divided into four classes: (1) Hill sheep farms; (2) farms up to 100 acres, worked chiefly, or entirely, by the occupier's family; (3) farms from 100 to 300 acres, on which the occupiers depend to some extent on the labour of their own families; (4) farms from 300 to 500 acres, where mixed farming is carried on, and where a larger proportion of the land is devoted to corn crops. System of farming.

There is much in common in the agriculture of the counties of Cumberland and Westmorland that it may be of interest to shortly refer to the system of farming in the latter county as well as the former.

The farms are generally smaller in Westmorland than in Cumberland, and are worked more by the occupier's family than by hired labour. The larger proportion of arable land in Cumberland, and the greater attention paid to corn crops, necessitates the employment of more labour there.

In Westmorland the few acres which are cultivated are devoted mainly to the production of straw and turnips for winter consumption.

The rotation followed in Cumberland is mainly (1) oats, (2) roots, (3) oats seeded, (4) grass seeds mown, (5) seeds grazed. In Westmorland the rotation is lengthened by keeping the seeds down for a longer period. The four-course system is occasionally followed in both counties, namely, in Cumberland on the heavy land, and in Westmorland on the moss lands in the neighbourhood of Levens, Milnthorpe, and Underbarrow.

In Westmorland the stock kept consists chiefly of dairy cows and young heifers to provide a succession of calvers to take the place of the cows, which go off chiefly after their third calving into the large towns such as Manchester and Liverpool. In the higher or fell districts sheep are kept in large numbers. These run on the open commons in summer and on the enclosed land in the winter, and up to lambing time in spring. In Cumberland more devotion is paid to the feeding of cattle and rearing of horses for all purposes.

Thus in Cumberland the chief objects are the grazing and feeding of stock, breeding of horses, and the cultivation of a large area of arable land for the growth of corn and seed grass hay for sale. Whilst in Westmorland the chief characteristics may be described as dairying and breeding of cattle in the lower lands, and the breeding and rearing of sheep in the high districts.

Corn crops.

7. The total area of the county of Cumberland is 970,161 acres. Of this, 581,949 acres are returned in 1894 as being under cultivation of all kinds of crops, bare fallow, and grass.

The area under corn crops was 98,543 acres in 1874, and 89,428 acres in 1894, or a decrease of 9·3 per cent.

The decrease in the acreage of wheat and barley during this period is remarkable. In 1874 there were 21,914 acres of wheat, and in 1894 only 4,510 acres, showing a decrease of 17,404 acres, or 79·4 per cent.

The acreage of barley in this period decreased from 7,433 acres to 2,573 acres, or 65·3 per cent.

According to a return made by Mr. W. C. Little I find that the acreage of wheat in Cumberland decreased by 75·2 per cent. in the period 1892–94 compared with the period 1872–1881, and that there was no greater decrease in any other county during this period, except in Westmorland, where it decreased 79·9 per cent. In the period 1892–94 the wheat area in proportion to cultivated area was only ·8 per cent.

Again, the acreage of barley decreased by 62·8 per cent. in the period 1892–94 compared with 1872–1881. There was no greater decrease in any other county during this period, Westmorland being the next in order with a decrease of 60·4 per cent. In the period 1892–94 the barley area in proportion to the cultivated area was only ·5 per cent.

At the present prices of cereals it is a fortunate county which possesses only 7,083 acres of wheat and barley. But, as I have shown elsewhere, it is comparatively an easy matter to lay land to grass, for both soil and climate are suitable, and further there is a good deal of land suitable for the growth of turnips, and the acreage of these crops has increased as well as that of clovers and grasses under rotation. Under these circumstances, as paragraph 9 shows, the Cumberland men have been enabled to give up growing that which is ruining the eastern counties farmers, and to turn their attention more to the raising of stock.

But, while there has been this large decrease in the area of wheat and barley, a considerable increase has taken place in the area under oats, the damp and humid climate in the valleys being very suitable for this crop on the fertile soils. The acreage of oats in 1874 was 68,281 acres, and in 1894, 81,199, or an increase of 18·9 per cent.

According to the return made by Mr. W. C. Little already alluded to, the acreage of oats in proportion to the cultivated area in 1892–94 was 13·7 per cent., the per-centage being greater in only two other counties, namely, Hampshire and the East Riding of Yorkshire. [Appendix A. 8.]

Green crops.

8. Green crops of all sorts showed an increase from 44,668 acres in 1874 to 46,119 acres in 1894, or 3·2 per cent. Of these, turnips and swedes increased from 31,329 to 35,030 acres. In 1894 the acreage under turnips and swedes constituted 78·4 per cent. of the total green crops.

Clovers, sanfoin, and grasses under rotation increased from 97,357 acres in 1874 to 115,483 acres in 1894, or 18·8 per cent. Permanent pasture, exclusive of heath or

mountain land, increased during this period from 300,688 acres to 329,378 acres, or 9·5 per cent. [Appendix A. 8.]

9. One great advantage which the agriculturists of Cumberland and Westmorland possess over those in the eastern counties is the comparatively short time which pasture takes to grow, for not only is the soil, but the climate, with its plentiful rainfall and humid atmosphere, particularly suitable to it. Suitability of soil and climate for the growth of grass.

In the eastern counties it was frequently said, during my inquiries there, that pasture took at least 15 years to make, and even then it was by no means always a success, which was attributed not only to the nature of the soils, but to the lack of moisture, and the prevalence of cold drying east winds during the spring.

But in Cumberland a good pasture will grow in seven years, or less, on fair land, if proper attention is paid to it, and this circumstance is, of course, of great benefit, both to owners and occupiers. I heard that sometimes farmers do not give sufficient attention to the preparation of their land before sowing it, or to the choice of seeds, and that others do not seem to sufficiently realize the importance of top dressing in the third year when the natural grasses are coming. Mr. Barnes stated at Wigton, and Mr. Brown, of the Netherby Estate, gave similar evidence, that "if you top dress "good land in the third year it is a very fair pasture in the fourth and fifth. Then if "the cows get some cake it improves straight away and never goes back."

Mr. Barnes was of opinion that on poor land more cock's-foot should be sown than was usual, and his experience was that it did well on the poorer land provided the draining was sufficient.

The Cumberland agriculturists have not been slow to take advantage of the grass-growing propensities of their county since prices of cereals declined, for between 1874 and 1894 the acreage of rotation grasses increased nearly 19 per cent., and permanent pasture 9½ per cent.

But before 1874 a good deal of inferior land which had been ploughed up during the wars of Napoleon, and which only paid to grow cereals at war prices, was left to "tumble down" to grass. In some cases this land had been thoroughly exhausted, and consequently that which was allowed to go back naturally to grass can be still distinguished in quality from that which remained undisturbed.

10. The total number of cattle in 1874 was 126,069, and in 1894, 138,118, showing an increase of 9·5; of these, cows and heifers in milk or calf increased by 5,502, or 13·8 per cent. The increase between 1867 and 1894 was 32·5 per cent. Cattle.

The principal breed of cattle are shorthorns and their crosses. In late years the Cumberland farmers have been very successful in breeding an excellent cross of blue grey cattle out of black-polled Scotch cows by white shorthorn bulls. Buyers come from all parts of the country to purchase them, and they average 2*l.* a head more than any other breed sold in Cumberland markets. There is said to be a good opening in increasing this breed.

It is of interest to note in the late Mr. Coleman's report to the Duke of Richmond's Commission how comparatively recently shorthorns have been introduced into the county, and how quickly the breed has reached a high pitch of excellence.

Mr. Coleman says: "With so much moisture, and with a comparatively mild "climate, owing to proximity to the sea, the cultivation of cattle and sheep are most "important items of farming profits. That they are duly appreciated and cared for "is evident from the really superior class of animals which are seen at the Carlisle, "Penrith, Kendal, and Appleby markets, nearly all shorthorns or their crosses. "Probably the finest collection of young bulls that can be seen at any market in "England will be found at Penrith. Between 40 and 50 years ago they were almost "unknown, longhorns and Galloways being then the breeds of the county. I was "told by Mr. J. Atkinson, of Winderwath, that, when he first started farming, short-"horns were unknown in the market, and that he had to go to Darlington in order "to find suitable animals. Great credit is due to the grandfather of the present Lord "Lonsdale for his efforts to introduce shorthorns into Cumberland and Westmorland. "The purchase of Gainford from Messrs. Craddocks forms a notable period of "shorthorn breeding. The influence that had Lowther Castle for its centre can "hardly be overrated, and all honour to the man who spent time and money in thus "doing such good work.

"With the exception of some districts north of Carlisle and adjoining Scotland, "where polled Galloways are occasionally bred, the shorthorn type prevails throughout "the length and breadth of the two counties, and their influence upon the farming "profits has been very marked. Indeed, so well bred have the cattle become that it

"is the opinion of some practical men, including a large cattle dealer, that on the "higher farms adjoining the mountains it would be better if the cattle were crossed "back with the longhorns again, so as to increase their hardy character. I found "well-bred cattle as high as 1,000 feet above the sea. These counties are in the "main highly favourable for breeding, which is largely carried out. In addition to "the native stock a considerable number of Irish are grazed. The practice of rearing "is increasing, which is very desirable, seeing the large returns to be obtained from "dairy produce."

In addition to the Lowther shorthorns the following gentlemen in Cumberland and Westmorland have been or are noted breeders, and have done much to improve the standard in these counties: Lord Brougham and Vaux; Sir Wilfrid Lawson, Bart., M.P.; Mr. W. Graham, of Eden Grove; Mr. Robert Thompson; Mr. William Thompson, of Moresdale; Mr. J. S. Harris, of Calthwaite; Mr. E. Ecroyd, of Armathwaite; Messrs. J. and J. W. Barnes, of Wigton; Mr. John Handley, of Greenhead; Mr. W. Atkinson, of Overthwaite; Mr. J. C. Toppin, of Skelton; Mr. Parkin-Moore, of White Hall; Mr. William Savage, of Kirkoswald; Mr. A. Metcalfe-Gibson, of Ravenstonedale; Mr. J. W. Fothergill, of Brownber; the late Lord Bective; the late Mr. Wakefield, of Sedgwick; the late Mr. J. P. Foster, of Kilhow; and the late Mrs. Fawcett, of Scaleby.

The Cumberland and Westmorland markets are visited by dealers from a number of other counties both in the midland, eastern, and western counties. A number of Cumberland cattle go to the Wold district in Yorkshire, and, since the prohibition of Canadian cattle, an increased business has been carried on with Scotland. An auctioneer informed me that Cumberland cattle had increased in price by 30*s.* a head owing to the exclusion of cattle from Canada. [Appendix A. 9.]

Sheep.

11. The number of sheep in the county in 1874 was 562,844, and in 1894, 520,811, showing a decrease of 7·4 per cent. The principal breeds are the Herdwick, the Scotch Blackfaced, and Cheviot, and there are also some half-breds, long-wooled sheep of the Leicester type. The Herdwicks on the fells and mountains are often left to take their chance there in the winter, and it is astonishing how these hardy little sheep can find food on the hill sides when snow is on the ground, and how they avoid being lost in the drifts.

It is a frequent practice for hill farmers to send their sheep into the valleys to feed on turnips, which costs about 1*d.* a day per sheep. This represents a considerable expense for those hill farmers with a large stock who have but little winterage themselves. Some Keswick farmers informed me that lowland farmers were sometimes tempted to take in too many sheep, which produces poverty rot. The hill sheep generally are sold to fatten in the better districts, or to cross with pure bred rams. [Appendix A. 9.]

Horses.

12. The number of horses in the county increased from 19,077 in 1874 to 21,974 in 1894, or 15·2 per cent. There are a number of good Clydesdales, and I had the opportunity of inspecting Mr. W. Graham's well-known horses at Eden Grove. Mr. J. C. Toppin is also a successful breeder of a lighter stamp of horse. [Appendix A. 9.]

Custom of "heafing."

13. I will now refer to a custom in some of the hill districts, which exists both in Cumberland and Westmorland, of renting a flock of sheep from the landlord, and which is called "heafing."* The landlord lets the sheep to the tenant at a rent representing 4 or 4½ per cent. on their value. The sheep are, roughly speaking, worth about 1*l.* apiece.

At the commencement of the tenancy two viewers are appointed on behalf of the tenant and two on behalf the landlord, or sometimes one viewer on behalf of each, who nominate an umpire if necessary, and they are frequently farmers. They view the flock and make a report as to whether the sheep are in condition and quality equal, inferior or superior, to the stock in the locality, and assess the value. The number of the sheep let are scheduled in the agreement, and the report of the viewers preserved. The sheep thus let are branded with the landlord's mark.

The tenant, before entering the farm, has to find two bondsmen, who are frequently relations, and who are severally and jointly liable with the tenant to return to the landlord at the expiration of the tenancy, the same number of sheep in the same condition as when first let.

I understand it was formerly the case that, at the expiration of a tenancy, the tenant was compensated for any improvement in the condition of the flock, and dilapidated for deterioration. Although this custom still obtains on some properties, it is becoming more common for the sheep to be handed over to the tenant in "fair

* This term is frequently used in the sense of "herding" on the open commons. The sheep from particular farms are said to be "heafed" on that part of the common on which they usually run or are herded.

condition," and to be returned in "fair condition," no compensation being given for improvement.

This would, perhaps, seem to be a retrogade movement, and one which might tend to discourage the best efforts on the part of the tenants to keep their flock in highest condition.

But several hill farmers I interviewed did not think that there was much fear that farmers would be less likely to relax their efforts in the care and management of their flocks, as it was in their own interests to keep them in the best condition.

The chief reason for the change in the system of compensating for improved condition appears to be that it was becoming so much the custom for the viewers, who are generally farmers, to show too much sympathy with the outgoing tenant to the disadvantage of the landlord and incoming tenant. It was said several times during the course of my inquiry, "They value low going in and high going out." Mr. Alexander Watt, agent to Lord Muncaster, said: "Every statesman and every tenant "has always told me that the landlord suffers when compensation is given."

Now the custom of "heafing" is a great advantage to men with but little capital who want to take a hill farm. It has often enabled a shepherd to rise to the position of a farmer, when he otherwise could not have done so, and enabled a small farmer to become a large one. It has one further advantage that the new tenant succeeds to a flock which has been bred on the farm and reared on the common, which consequently does better than one not "bred to the place."*

Mr. John Harrison, of Brotherilkeld, who began life as a shepherd, whose farm is at the base of Bow Fell, and extends over 3,200 acres, 187 acres only being enclosed, the rent being 160*l.*, which includes 1,200 sheep, said: "If it had not been for the system of "hiring sheep I could never have taken this farm."

Again, two hill farmers at Keswick said: "The system of hiring sheep from the "landlord is a good one, because it helps men to get on to farms, when otherwise "they could not take them."

Mr. Alexander Watt, agent to Lord Muncaster, says: "The system has been largely "instrumental in promoting the hard working and industrious farm labourer to a "small farmer, and in not a few instances to a farmer of considerable importance. "There can be no doubt that but for this system many of the best labourers in "Cumberland would have left the land altogether."

14. Butter-making as an industry is carried on to a considerable extent in the county, both on the hill and lowland farms, for the supply of the local markets. In the vicinity of the lake district a good price can be obtained both for butter and milk during the tourist season. But in many parts the butter, especially that made in the small farms, is of inferior quality, though it is stated that the technical education classes of the County Council have in some districts been successful in improving it. They have certainly led to improvements in the dairies and to the introduction of mechanical cream separators. Butter making.

In June 1895 I met several small farmers who were getting only 8*d.* a pound for butter, and one told me that he had seen some sold for 6½*d.* in Whitehaven market. It is obvious that when it is sold at such a price as this, it cannot be of good quality, and that very little profit, if any, can be obtained. But good butter commands a much better price, and costs no more to produce, and it would, therefore, be a considerable advantage in many cases if the method of turning out a high class and marketable butter was properly understood. Ill ventilated dairies and their use as a larder also are responsible for much of the bad butter.

But it is said that not only must the quality of English butter be improved before it can hold its own with that of the foreigner, but that it must be of a more uniform character. The public now require, and consequently the merchants will only buy, butter which is uniform in bulk, and does not vary in quality from day to day, and as these conditions appear to be difficult to obtain in England, foreign butter, in which uniformity is obtained, by the agency of creameries and factories, is preferred.

Mr. Alexander Watt, agent to Lord Muncaster, a well-known authority on butter-making, and whose opinion I have quoted in other reports to the Royal Commission, considers that the question of obtaining uniformity in English butter is of great importance to the farmers, and one which should have immediate attention paid to it.

* In sundry cases where the sheep are not rented, the landlord has the first right of purchase to an outgoer's flock with the object of securing for the incoming tenant sheep which have been bred on the farm.

Mr. Brown, late agent to the Netherby Estate, also stated that some of the butter made in the county was very bad, and that improvement, both in quality and uniformity, was necessary.

I paid a visit to the Dairy Company at Aspatria, which was started in 1888. The Company buy milk from Cumberland and Scotland. When I was at the dairy in September 1894 they were getting 500 gallons of milk a day. The dairy sends butter and cream to Newcastle, Glasgow, and other towns. The price obtained for butter varies from 1*s.* 2*d.* to 1*s.* 6*d.* a pound at different periods of the year. In the summer time a good deal of butter is put down in pots.

The farmers get 6*d.* to 7*d.* a gallon for their milk from about March to September and 8*d.* in winter. It has to yield $3\frac{1}{2}$ per cent. of butter fat. If the per-centage is higher they get a bonus, and if lower a deduction is made.

I was informed that it would be beneficial for the Company if the farmers would take back their skim milk as it now has to be made into cheese, which does not pay.

What the financial results are to the Company I am unable to say, but the existence of the dairy is stated by the farmers in the district to be beneficial to them, though at the commencement it appears that they were somewhat unwilling to send their milk to it.

But now more cows are being kept in the neighbourhood, and it is stated that the farmers are doing better since they adopted the milk business. One farmer I met has gone in entirely for milk, and is keeping about 35 cows; another had bought 10 cows, and both state that they are doing better now than they ever were.

Sizes of farms.

15. The following are the number of farms of different sizes in the county in the years 1880 and 1886 taken from the official returns:—

Year.	50 Acres and under.	From 50 to 100 Acres.	From 100 to 300 Acres.	From 300 to 500 Acres.	From 500 to 1,000 Acres.	Above 1,000 Acres.	Total.
1880 -	4,137	1,934	1,726	157	34	11	7,999
1886 - -	4,348	1,672	1,735	167	39	9	7,970

Markets.

16. The principal markets are at Carlisle, Penrith, Cockermouth, Wigton, Whitehaven and Workington.

At all these towns there are auction marts, at which sheep and store and fat cattle are sold. Dealers now never come round to the farms to buy.

I heard a good many discussions as to whether the system of auction marts was beneficial to the farmers. Some of them alleged that dealers and butchers made a ring, and kept the prices down by not bidding against each other. And many witnesses stated that auction marts were doing harm by encouraging farmers to waste too much time by attending them, and that this also led sometimes to more drinking than was good for them.

Again, Mr. Bainbridge, auctioneer, of Lancaster, and secretary of the Lancaster Agricultural Society, considered that, owing to the sales by auction, farmers were losing their capacity to judge the value of stock, and that the younger men would grow up with but little knowledge of it.

Buildings (farm premises and cottages), water supply and drainage.

17. Very little complaint was made about the sufficiency or condition of buildings. In a county where there are a great number of small farms, many of which are rented from people in a comparatively humble position in life, the buildings are, in a number of cases, of a somewhat rough and ready description. But it must be recollected that many of the tenants on such farms have been farm servants, while all are a thrifty, hard-working set of men, who toil in the fields as if they were labourers. Hence as a class they expect and require nothing in the way of accommodation for themselves or their animals except actual necessities. But if the small farm-houses of grey stone look somewhat humble to those accustomed to more imposing looking buildings in other counties, no one, I think, can fail to be charmed with the homely and scrupulously clean interior; with its stone floor, the large open chimney, the oak furniture, the low ceiling with the oak beam, and last, not least, the hearty welcome, and then the prolonged "crack" over agricultural matters, which always involves "taking something which won't hurt you."

But on some of the large estates, particularly on the larger farms, there are most excellent houses and buildings; but even in these there is generally to be found much of the same simplicity of life and absence of any traces of luxury or extravagance.

On the subject of buildings I will quote the evidence of Mr. Punchard, for his experience is so extensive: "On the large properties buildings are, as a rule, quite "sufficient, much having been done during the last 20 years in the erection of Dutch "barns and covered manure sheds, and in improving the cattle sheds and dairies. "On the smaller properties there is still a lack of accommodation, especially upon "farms in the hands of small statesmen. The returns from buildings are too low and "remote, and their cost too expensive, for those owners to incur, who have no income "outside that from land." [Appendix B. 2.]

As the hiring system prevails in the county, and the staff of the farm mainly, and not infrequently entirely, consists of hired unmarried men living in the farm-house, there are comparatively few labourers' cottages. Where there are married men, attached to the staff of a farm, and engaged by the week, they usually live in cottages on the farm, or sometimes in an adjacent village. The day men or "darrickers" who work for different farmers, and whose numbers are comparatively scarce, usually have cottages in the villages.

During the short period at my disposal for this inquiry there was not time to more than observe superficially the condition of the labourers' cottages. But in 1892, when making inquiries into the condition of the agricultural labourers in the Wigton Union for the Royal Commission on Labour, I went thoroughly into this question, chiefly in that district, though I also made some investigations outside that particular area.*

In the Wigton district I found the cottages on the farms better than those in the villages. Though, as a rule, there is but little or nothing to complain of about the cottages on the larger properties, I found at the time of my visit in 1892 some owned by people of inconsiderable means, which were in a most deplorable state, and as I then described them "not fit to live in." Full particulars of some of the worst are given in the report alluded to.

But when revisiting the district in 1894 I had the satisfaction of observing that some of the worst houses, which I had drawn attention to in 1892, had been closed. Fortunately the old-fashioned cottage, built of clay lump with thatched roof, which is frequently very damp, is becoming scarcer every year, and new ones, either made of stone or brick, with roofs of slates or tiles, are taking their place.

Turning to other parts of the county, Mr. Richardson, estate agent, of Carlisle, stated in 1892, that generally the cottages could be described as "fairly good and improving," and at a large meeting of the Penrith Farmers' Club very little exception was taken to their condition.

There are some excellent cottages on the properties of Lord Lonsdale, Lord Muncaster, Sir Richard Graham, Lord Brougham, Mr. Howard, and Sir Wilfred Lawson. The rents on these properties generally vary from 3*l.* to 5*l.* a year, including garden. Lord Lonsdale has some good cottages at 39*s.* a year with garden. Also cow grass of an acre to an acre and a half is let with many of them for 3*l.* a year. The cost of building a modern pair of cottages is said to be at least 300*l.*, and some say that they cost 200*l.* apiece.

With reference to water supply, Cumberland is a county with a great deal of running water, so farmers are, as a rule, well off as regards purity and sufficiency of supply. It would, however, have been impossible during the short time at my disposal to have gone more than superficially into such a large question. [Appendix B. 2.]

When I was making inquiries into the condition of the agricultural labourers in the Wigton Union in 1892 for the Royal Commission on Labour, I obtained evidence of villages being indifferently supplied with water, and a doctor informed me that in many farmyards wells are to be found so close to the manure heaps that they must be contaminated by the drainage from them, and that he could not understand why more illness did not occur in consequence. In this connexion I venture to think that some farmers, particularly the smaller ones, are not always sufficiently careful in the management of their manure heaps, for the liquid manure from them is sometimes to be seen running over the yards or down the gutters by the roadside. The sanitary authorities are, however, remedying much of this waste where it pollutes streams from which water for domestic purposes is taken lower down.

III.—Tenure and Rent.

18. The tenancies are chiefly held under yearly agreements with a 12 or 6 months notice, though on a number of the small properties short leases of from 5 to 7 years are still of frequent occurrence. Tenure.

* Royal Commission on Labour. Agricultural Labourer, Vol. I., England, Part III. [C. 6894.-III.]

The term generally commences at Candlemas, except on the hill sheep farms, when the entry is at Lady Day.

Fixity of tenure. The sitting tenant.

19. It is satisfactory to be able to say that only one complaint was made of want of insecurity of tenure, and that complaint, I believe, was not altogether justified. On the large estates many of the farmers have been there for a great number of years and their ancestors before them.

Thus, Mr. Brown, late agent to Sir Richard Graham, says: "We don't do anything "for new tenants on the Netherby estate that we do not do for old ones. We have "far too much consideration for the old tenants, to whom we are attached and who "are all most excellent men."

Mr. Alexander Watt, agent to Lord Muncaster, says: "Lord Muncaster's tenancies "are all yearly ones. Men never move on this property. The farms go from father "to son, or in the same family."

Mr. Nelson, agent to Lord Leconfield, says: "The same families remain on the "estate. We like the old tenants the best. We never change without getting a "worse. Four or five years ago a farmer came and offered double the rent that the "sitting tenant was paying, but the sitting tenant is there to-day at the old rent."

Mr. H. C. Howard, of Greystoke, says: "I think that landlords will do anything to "keep a good sitting tenant."

Mr. Punchard, agent to the Underley estate, says: "Generally speaking there is "little or no demand for greater fixity of tenure."

Rent paid in the county.

20. It is not an easy matter to represent what rents are paid by quoting an average figure, as they vary so much according to the quality of the soil, and the variation is the more marked in a county which comprises so much mountain and rough land, which is sometimes let for about 6*d.* an acre.

Mr. Richardson, estate agent, of Carlisle, who can speak with great authority, puts the rents per acre on the better class farms from 18*s.* to 30*s.* On poor cold land which has gone back to grass 3*s.* to 4*s.* an acre, and on the better part of such land, still under plough from 5*s.* to 10*s.* per acre.

Mr. Punchard, agent to the Underley estate, puts the rents in Cumberland and Westmorland as follows:—

County.	Better Class Farms, per Acre.	Medium Land, per Acre.	Hill Farms, per Acre.	Fell Land, per Acre.
Cumberland - - -	20*s.* to 30*s.*	15*s.* to 20*s.*	7*s.* to 12*s.*	2*s.* 6*d.* to 4*s.*
Westmorland - - -	25*s.* to 35*s.*	18*s.* to 25*s.*	10*s.* to 15*s.*	4*s.* 6*d.* to 8*s.*

On the following properties the rents are as follows: On the Netherby estate (30,000 acres) the rent per acre on farms up to 400 acres averages 20*s.*, and on the farms over 400 acres 24*s.* These larger farms embrace some of the best land. In this estimate several hill farms let at considerably cheaper rents are not included, and if they were the total average would be lower.

On the Earl of Lonsdale's estate (49,382 acres), in Cumberland and Westmorland, the rents per acre in 1894 on farms up to 100 acres averaged 23*s.* 6*d.*; on farms over 100 acres, excluding hill sheep farms, 21*s.*; and hill sheep farms, 4*s.* 10*d.*

On the Greystoke estate 16 farms comprising 4,561 acres are let for 2,513*l.* 2*s.*, or about 11*s.* an acre. These farms include 8 up to 200 acres, 5 between 200 and 400 acres, and 3 over 400 acres.

On Sir Wilfrid Lawson's estate (9,250 acres) the quality of the land varies a good deal and the rents per acre vary from 10*s.* to 40*s.* Some of the grass land in small lots of 40 acres lets for 60*s.* an acre. The rent is fixed entirely with reference to the character of the land and the size of the farms has nothing to do with it.

Land Courts.

21. Although it is frequently stated, more particularly by the smaller men renting land from persons of small means, that rents are too high, the witnesses in favour of a court of arbitration to fix rents, or to interfere in any way with freedom of contract between landlords and tenants in fixing them, are very limited in numbers. And it is somewhat remarkable that all the small farmers I visited, the majority of whom advocated a reduction of rent, distinctly stated that they were entirely opposed to any legislation tending to interfere with freedom of contract between landlords and tenants.

I understood when I first commenced my enquiries in the county that the Cumberland Farmers' Association, which at the time of my visit in August and September 1894, numbered about 40 subscribers, was in favour of a Land Court, but I found

when I met that body at a meeting held at Carlisle, that this was by no means the case as regards the society as a whole, and that there was a considerable divergence of opinion among them, as to the desirability of establishing an Arbitration Court to fix rent. It was quite evident from the evidence given that the society attached the most importance to the question of an amendment of the Agricultural Holdings Act. A reference to my report on Lancashire will show that this was also the attitude of some of those present at the meeting of the Lancashire Tenant Farmers' Association, a body numbering about 700, who included in their programme a scheme for a Land Court, while the Lancashire Federation of Farmers' Associations, also numbering about 700, definitely expressed the opinion that if adequate compensation was given for unexhausted improvements the questions of fixity of tenure and fair rent would subsequently become satisfactorily settled by natural process.

And a witness at the Carlisle meeting distinctly stated that, if proper compensation was given for improvements, fair rent and fixity of tenure would follow, because rent could not be raised on improvements, and secondly that a farmer would not mind leaving a farm if he got full compensation.

At the outset of the proceedings at Carlisle, I asked if the Cumberland Farmers' Association was affiliated to the Federation of Farmers' Associations, whose President is Mr. W. Smith, of Lancaster, and it appeared that this was not the case. They were so affiliated in 1893, but in 1894 they ceased to be so, because it was said that they could not subscribe to their programme, one witness stating "we cannot go so far."

Some misapprehension appears to exist in the minds of the Lancashire Association both as to the support given by the Cumberland Association to their views, and also as to the numerical strength of that body. For in 1894 they claimed them as part of their association, whereas in fact they did not so belong, and they then returned the [illegible] of the Cumberland Association as consisting of six branches, numbering in

Paragraph 19, page 12, line 2, for "insecurity of tenure" read "security of tenure."

Being under the impression that the Association as a body [illegible] Court, I ventured to say that as the demand was a novel one in England, and as it involved a drastic change in the law of contract, and in the relations between landlords and tenants, the onus lay upon them of proving special circumstances why such a demand should be made, and I invited them to give their reasons that I might report them to the Royal Commission.

In reply the few who advocated a Land Court, stated that they had no other object in view in asking for an Arbitration Court for rent than to prevent men from bidding a higher price than the land was worth, and that apart from this there were no special circumstances for demanding legislation of this character. They admitted that the Cumberland farmers were, as a body, thoroughly capable men and possessed of sufficient knowledge and experience to know what land was worth.

It was also stated that the buildings in the county belonged to and were supplied by the landlords, and that the great majority of Cumberland farmers were against the proposal. Further, those present stated that they were not prepared to extend the principle and permit the same court to decide what was a fair wage for the labourers, or what was a fair price for the public to pay for produce, should prices ever rise to the height they did during the Crimean war, or what was a fair price to be paid on the sale of the land.

Sir Wilfred Lawson, who was present, expressed the opinion that he might be in favour of a Land Court if his tenants commenced shooting him in the legs, but from my knowledge of the Brayton tenants and their landlord, I believe that that contingency is very remote. The Rev. H. M. Kennedy, the genial vicar of Plumpton, who was also present and advocated a Land Court, pure beer, and Disestablishment, admitted at a subsequent meeting at Penrith, that the conditions which were urged in Ireland for the establishment of a Land Court were absent in Cumberland.

* *See* evidence of Mr. W. Smith, M.P., before the Commission. [Evidence (C. 7400.-I.), page 287.]

But Sir Wilfred Lawson stated in a speech, that, as long as he could remember, the Cumberland farmers had always stated "that rent maun coom doon" and he said that the statement I made was perfectly correct, namely, that the small farmers generally said that rent was too high and yet if they left their farms there would be 10 men after them offering the same or a higher rent.

However, after a long and interesting discussion, Mr. Tinniswood, the President and Chairman, stated that he thought they would be satisfied with some form of voluntary arbitration to which landlords and tenants could appeal to settle a question of rent if desired by either party. Mr. F. Grainger also spoke in the same sense, and limited the proposal, as I understood the meeting to do, to cases of sitting tenants. Mr. Grainger said "Tenants have left farms and new ones have been obtained at less rent than the "old ones would have paid. In cases of that kind both the landlord and the old tenant "were the losers. I think if there was an official valuer both parties would *voluntarily* "make use of him."

Except by some of those present at the meeting of the Cumberland Farmers' Association at Carlisle, I did not meet a single witness in the whole course of my enquiry in favour of a Land Court, though Mr. Bird, of Yanwath Hall, at the meeting of the Cumberland and Westmorland Chamber of Agriculture said that, though he was against a Land Court, the feeling was growing in favour of arbitration, owing to rents not having been adjusted to the present price of produce. At this meeting Mr. W. Graham, of Edengrove, and Mr. Heskitt, of Plumpton Hall, spoke strongly against the proposal.

All the farmers I met, and they numbered many hundreds, expressed themselves very much against a Land Court in any shape or form. Whenever a man complained of rent, I always asked him if he was in favour of a Land Court, and the answer invariably was that "men desire to be free," or words to that effect.

I will now quote the opinions of certain farmers, chiefly small ones, on the subject of Land Courts, as fair samples of a great deal of similar evidence given in the county.

Mr. Doyle, of Glasson, 40 acres, says: "I am giving up my farm because I cannot "get it at a lower rent. My landlord is a Scripture reader and that is all he has. "The last four or five years the small men have been complaining about rent. It is a "very near thing with the small men now. They are barely feeding and clothing "themselves. A man under 100 acres can live at a moderate rent. The remedy I think "is for rent to come down. Two men can fix their own rent better than an arbitration "court."

Mr. Robinson, of Bowness, 140 acres, says: "The small men have lately complained "very much about rents and with very good reason. Small landlords cannot afford to "reduce rents. But I believe it is best to fix your own rent and I think that every man "in this district would be all against a Land Court. We ourselves know the value of "land and what the land can produce."

Mr. Barker, of Bowness, 303 acres, says: "Though rents are too high, I would rather "make my own bargain than have a Land Court."

Mr. Brown, of Bowness, 250 acres, says: "Generally men grumble at the rents here, "but I would rather be free than have a Land Court."

Mr. Watson, of Whitrigg, 27 acres, says: "There is a lot of competition for small "farms. They will bid too much for them. Notwithstanding this, I do not believe "in a Land Court, and I prefer to fix my own terms."

Mr. Johnson, of Kirkbride, 79 acres, says: "Men who have taken farms recently in "this district have got on at a decreased rent. I do not think a Land Court would "do. We must have freedom of contract."

Mr. Bimson, of Cardurnock, 55 acres, says: "If this farm were let to-morrow, 10 men "would be after it before the week end, offering the same or higher rent. A reduction "in rent and rates is the chief thing. But I would rather fix my own rent than have "any Land Court. England is a free country, and I want to be a free man."

Mr. Dent, of Bolton, farmer, says: "How can farmers complain about rent? They "fix their own, and they are the best judges."

Mr. Steele, of Drigg, 115 acres, says: "Farmers are the best judges of what the land is "worth. High rents are not the fault of the landlords, but of the men who bid them."

Mr. Robinson, of Cookson's farm, Irton, 134 acres, says: "Farmers can fix their own "rent best. I do not believe in a Land Court."

Mr. Barnes, of Baurgh, near Wigton, 450 acres, says: "Most certainly I do not believe "in a Land Court."

Mr. Joseph James, Aspatria, on Sir Wilfrid Lawson's property says: "I consider "landlords' and tenants' interests are identical, and I should strongly recommend "freedom of contract between landlord and tenant."

At the meeting at Holm Rook it was stated that no one in that district was in favour of a Land Court, and Mr. Burrows remarked that "the idea does not belong to Cumberland."

It would be unnecessarily overburdening this report if I were to refer at any length to the opinions of the landowners on the subject of a Land Court, for they are unanimously against such a proposal, but I will quote the evidence of Mr. Punchard, agent to the Underley estate, who is rightly held in high esteem by agriculturists of all classes throughout Cumberland and Westmorland. Mr. Punchard says: "Little or no "demand for Land Courts is heard in the county. The effect would be disadvan- "tageous to the tenant, and would discourage the landlord in making outlay in improve- "ments. They would result in less capital being applied to land, and would militate "against that sympathetic relationship which now exists between landlord and tenant."

Restrictions on sale and growth of crops.

22. Generally speaking, I found that farmers in practice were very little restricted either as to sale or growth of crops, and that there is practically no grievance on this subject. It must be remembered that this is not a great arable county, and that frequently farmers have only sufficient hay and straw for their stock, and hence they have no desire to sell any. But, though they are in their agreements not infrequently restricted from selling it, they appear to always get permission if they ask for it. Farmers in the valleys who grow roots frequently take in the sheep of hill farmers for the winter to feed, and thus roots are consumed on the premises and the land benefitted. On some estates, tenants are restricted to the five course in the agreements, but generally as long as they keep the land up to a fair standard of fertility and leave it as they found it, they farm pretty much as they like, and if they do want to sell off, they can usually do so.

Many of the small farmers follow no particular course, and though, perhaps, in some cases the farming is rather rough compared with that in some southern counties, sufficient stock is generally kept, and the standard of fertility is fairly maintained. It will be shown hereafter that these men when they quit often make no claim for compensation and of course suffer no dilapidations.

It was stated by a witness at the meeting of the Cumberland Farmers' Association, that "sometimes tenants sign conditions which are not put in force as long as the land- "lord and tenant agree, but that when a dispute arises, the conditions are thrown in "the tenant's face by the arbitrator." But in paragraph 25 it will be seen that arbitrators do not give landlords compensation unless actual damage is sustained.

At the same meeting, Mr. McKie said that he was restricted to a five-years' course, but that in practice he was not restricted in any way, *unless he injured the land.*

At a meeting of the Cumberland and Westmorland Chamber of Agriculture, Mr. J. C. Toppin, of Musgrave Hall, who farms 320 acres of his own land, rents 100 acres, and lets 100 acres of his own land, stated that he thought too many restrictions were placed upon tenant farmers, and he expressed the opinion that farmers should have more freedom in growth and sale of crops, but he added that where a landlord had a good tenant he did not interfere much with him. In answer to my enquiry what would be done if a tenant broke his course, Mr. Toppin replied: "If he breaks his agreement "he must take the consequences, but a decent tenant would consult his landlord before "he did it. A landlord would claim against a tenant for cross cropping if there was "arbitration at the end of a lease, but such questions do not arise unless a tenant is "leaving and claims compensation, in which case the landlord makes a counterclaim as "ridiculous as the tenant's."

At the same meeting, Mr. Bird said that with regard to restrictions, farmers would like to have more liberty, but that, as a general rule, considerable latitude was allowed.

In the Wigton district there did not appear to be onerous restrictions, and many of the small farmers grow and sell what they like. Mr. Brockbank, 404 acres, on Sir Wilfrid Lawson's property, says: "There are little or no restrictions upon me, "except in the last year of my tenancy."

Mr. Joseph Hutton, 160 acres, Holme Low, Wigton, says: "I grow crops best "suited to the locality, and sell whatever is most profitable without restrictions."

Mr. Joseph Carson, 190 acres, Holme St. Cuthbert's, says: "I have no restrictions."

Mr. Barnes, Baurgh, Wigton, 450 acres, says: "A good farmer farms practically as he "likes. Restrictions are only meant for bad farmers as a protection. There is really no "trouble about this question. In 1893 nearly every farmer had the chance of selling "off hay if he wanted to."

Again, in the Drigg district, I heard no complaints about restrictions. Mr. Joseph Pattinson, 94 acres, speaking with reference to his farm, says: "The only restrictions

"are not to grow two white crops in succession. I may sell overplus hay, but not "grow hay for sale"; and at the meeting at Holm Rook it was stated that farmers in that neighbourhood were not hampered by restrictions.

Mr. William Briggs, 800 acres, Tallentine, Cockermouth, says: "I have no "restrictions, but prefer to consume all farm produce on the farm and make plenty "of manure."

Mr. Wilson Story, 535 acres, Sir R. Graham's estate, says: "I have no restrictions, "but I may not grow two white crops in succession."

I will now quote evidence from a few of the large estates on this subject.

Mr. Little, agent to the Earl of Lonsdale, says: "The tenants have great freedom "in growth of crops, but are restricted from selling hay and straw without leave, "which, however, is generally granted on condition of supplying an equivalent in "manure."

Mr. Thomson, agent to Sir Wilfrid Lawson, says: "As to cultivation, the five or "six-course shift. Tenants all sell more or less. If a man farms well, we do not "restrict. We buy hay and straw from the tenants."

Mr. Brown, late agent to Sir R. Graham, says: "We really let farmers do what "they like. They would ask us to grow two white crops in succession, or sell hay; "but no man yet has ever been refused."

Mr. Punchard, agent to the Underley estate, says: "Good and reliable tenants have "all the freedom of cropping and sale which they need or desire, except possibly for "the last year or two of their tenancy. Applications for leave to depart from "stipulations or covenants on these heads are rarely refused, except the benefit is "likely to go to third parties. There is no serious demand for unrestricted liberty."

IV.—The Agricultural Holdings Act.

The Agricultural Holdings Act.

23. In a number of cases, particularly on the large estates, definite scales of compensation are incorporated in the agreements; and with these the tenants generally appear to be satisfied. But where there are no such agreements, tenants claim under the Agricultural Holdings Act, if they claim at all; and when such claims are made, Mr. Punchard states that very few are seriously contested, and that not infrequently the outgoing and incoming tenants arrange the terms between themselves. In a good many cases, no doubt, farmers, particularly the smaller ones, claim nothing; but this is not, I think, because they are always afraid of the Agricultural Holdings Act, but because on some farms there is very little to claim for, particularly of course where the manure belongs to the landlord. Many of the smaller farmers buy very little, if any, cake or feeding stuffs, and they feed their cattle chiefly on roots and hay in the winter. In the fell districts, and on farms where there is a considerable proportion of rough land, it is apparent that there can be but little to claim for; and on many of the smaller farms the farming is not of the same character as is met with in a highly farmed arable county like Lincolnshire.

The evidence of the two following witnesses are samples of that obtained from a good many of the smaller farmers. I may add that both of them are excellent farmers, and began life as farm servants.

Mr. Steele, of Drigg, 115 acres, says: "I have never known a case here of a man "asking for compensation for improvements. In this district the manure belongs to "the landlord. If I went out I should not feel that I was leaving capital in the soil. "I think that the landlord and I would be about quits if I left."

Mr. Robinson, Cookson's Farm, Irton, 134 acres, says: "As a rule it is about quits."

It will be of interest to quote the words of the late Mr. Coleman, when reporting to the Duke of Richmond's Commission in 1880. It appears that at that time, before the passing of the Agricultural Holdings Act, and before scales of compensation were usually inserted in agreements, tenants were frequently fairly met by their landlords. Mr. Coleman says: "The occupier, though rarely protected by tenant right, has, as a "rule, well-grounded confidence in the justice and fair dealing of his landlord; but "there can be no doubt that in many cases greater improvements would be "made if proper clauses were introduced, giving compensation for unexhausted "improvements."

The subject of tenant right was not often mentioned by farmers I interviewed or visited, though I am far from saying that there is not considerable dissatisfaction with the Agricultural Holdings Act, particularly with reference to the procedure, which was frequently stated to be cumbersome and expensive.

The following evidence, given by Mr. Brown, of Bowness, who rents 100 acres of plough and 150 acres of rough land, represents the views, I believe, of a number of tenants with reference to their objections to the expense and trouble of claiming under the Act, and this can only be described as a very unsatisfactory state of things: "I "have re-drained the whole farm on the arable land with old pipes. I spend a good "deal on cake and manure, and yet I would not claim under the Act, because I would "rather keep out of the expense and bother. If I was taking a fresh farm, I would "ask my landlord for a written agreement as to compensation, and leave the Act "alone."

On the large estates, where definite agreements are made as to the amount of compensation to be received, the tenants generally expressed satisfaction with the arrangements.

They prefer private agreements to claiming compensation under the Act, because they know within a small amount what they are likely to receive; because there is little or no expense attached to any proceeding which may take place; because there are no technicalities or procedure to be observed; because the landlord seldom claims for dilapidations unless they are of a serious nature; because ill-feeling is not created between landlords and tenants.

On this subject Mr. Brown, late agent to the Netherby estate, says: "We have "never had an arbitration under the Act, and the tenants are perfectly satisfied with "the allowances. There have been very few cases under the Agricultural Holdings "Act, I believe. Landlords and tenants generally make private arrangements in "their agreements, I believe."

Mr. Hayton, land agent, Carlisle, says: "*I have never known any claim made for "dilapidations under a private agreement for compensation.*"

Mr. Richardson, land agent, Carlisle, says: "I think that the Agricultural Holdings "Act is a very good Act; it prevents a landlord giving a man notice without "compensating him. But I think that private agreements are better than the Act."

On the Lowther estate I understand that there has never been a case of litigation with a tenant; and that also on Sir Wilfrid Lawson's property and the Underley estate the agreements as to tenant right are considered satisfactory.

Some successful results of the Agricultural Holdings Act.

24. But much as the Agricultural Holdings Act is abused, it is only right to state that Mr. Richardson and Mr. Hayton, of Carlisle, and Mr. Alexander Watt, agent to Lord Muncaster, state that it has had an indirect beneficial effect in causing the general principle of compensation to be recognised by landowners. Moreover, proceedings under the Act appear sometimes to be conducted without trouble or friction.

Thus Mr. Alexander Watt says: "On a number of the large estates a farmer will "bring his receipts to the agent and say, 'What am I to get?' And the agent will "tell the clerk of the works to schedule them and make out what is due under the "Act. If a proper valuer is appointed, a man need never be afraid of fighting a "case under the Agricultural Holdings Act if he has farmed fairly."

On Lord Muncaster's estate the tenants, if they prefer it to the "custom of the "country," go out under the Act; and Mr. Watt stated: "Our tenants farm well up to the end of their tenancies."

Dilapidations.

25. It is frequently stated that tenants are afraid to fight a case under the Act because of the dilapidations, though no one suggested that landowners were not entitled to claim for them.

In proceedings under the Act, it appears that frequently both parties stand on their strict legal rights, and perhaps not infrequently attempt to exceed them. The largest possible claim is often made on the one hand, and the largest possible counterclaim on the other; and the proceedings partake of the nature of an action of law, and, in consequence, are attended by much expense and unpleasantness.

I made inquiries whether, in cases where penal clauses existed in agreements, or where there had been breaches of agreement without actual loss sustained, valuers awarded landowners compensation.

On this point Mr. Richardson, estate agent, of Carlisle, whose experience in these matters is great, says: "Most certainly all valuers only give compensation for actual "damage sustained. There are very few agreements now with penal clauses in them, "and no valuers ever act upon them."

Mr. Alexander Watt, agent to Lord Muncaster, says: "A landowner's claim, or "any part of it, will never be allowed unless he has suffered a *bonâ fide* loss."

Again, Mr. Punchard, agent to the Underley estate, says: "Arbitrators and "umpires under the Agricultural Holdings Act assess the compensation for breaches "of covenant at their estimate of the actual damage done, and not at the penal "rents."

The outgoing tenant favoured by the arbitrators.

26. Mr. Bowman, agent to the Netherby estate, considers that arbitrators often favour the outgoing tenant and do not sufficiently take into consideration the interests of the incoming tenant or the landlord, and other agents also expressed the same opinion.

Thus Mr. Bowman says: "The incoming tenant always gets the worst of a valua-"tion of crop and tenants' fixtures. I have known some cases where he has been positively robbed.

"The outgoing tenant's arbitrator, and also the umpire, always value the outgoing "tenant's crops far too high. Umpires are frequently appointed who are on the "estate, and they always incline towards the outgoing tenant.

"The outgoing tenant appoints an arbitrator, and also the incoming tenant. The "landlord does not interfere at all and leaves the question of dilapidation to the "arbitrators, who seldom dilapidate, and so the landlord has to put everything into "good condition for the incoming tenant, or else let the farm cheaper." (*See also* paragraph 13.)

The appointment of official arbitrators.

27. At the meeting of the Cumberland Farmers' Association, Mr. Tinniswood and also Mr. Carr, who had had an unfortunate experience of the Act, advocated the appointment of an official valuer. Also Mr. Bowman, agent to the Netherby estate, said: "If you could get the right man, a single umpire to do the whole valuation "would be more satisfactory than the present system of having three men."

Though Mr. Punchard does not suggest an official, he is disposed to favour the system of having a single arbitrator. He says: "There is not much dissatisfaction "expressed about the Act except where prompted by political motives. The chief "complaint against it is as to the cost of the references under it. This might be "reduced by agreement to abide by a single arbitrator's award."

Mr. W. Graham, of Eden Grove, at the meeting of the Cumberland and Westmorland Chamber of Agriculture, expressed himself in favour of an official valuer who should sit with a jury appointed by the county council, the former to decide questions of law and the latter of facts.

At the same meeting Mr. Bird said: "The selection of the arbitrator should be "independent of the parties claiming."

A fixed scale.

28. Several witnesses advocated that a fixed scale of compensation for improvements should be laid down for the county, though it was generally agreed that it would be impossible to incorporate a scale into an Act of Parliament to apply to the whole country. It was frequently pointed out that the adoption of fixed scales in the agreements on certain estates had been found to be beneficial to the tenants, and to have been the means of avoiding litigation, expense, and unpleasantness.

Compensation for improvements in condition of farms.

29. But a few witnesses thought that a fixed scale would not be entirely satisfactory, because then no compensation could be given for the improved condition of a farm, and among those gentlemen were Mr. Carr and Mr. Tinniswood. The latter advocated a system very similar to that put into operation by the Newcastle Farmers' Club, to which I alluded in my report on Northumberland, and the meeting at Carlisle appeared to regard this proposition with favour.

Some witnesses thought that a schedule could be made of the condition of a farm on entry, so that there would be a record from which a comparison could be made on quitting. Others thought this proposal impracticable.

Several agents, however, expressed the opinion that it would be impossible to compensate for the improved condition of a farm over and above the compensation given for expenditure on unexhausted improvements which could be definitely ascertained, on account of the effect of the seasons. It was, moreover, stated that if a man took a farm in poor condition he got it at a cheaper rent in consequence, and that he would therefore be compensated twice over if, when he left, he was paid for improving the land over and above the sum he might obtain for definite outlay on cake and manure, under the Agricultural Holdings Act, or by agreement.

On this point Mr. Alexander Watt, agent to Lord Muncaster, says: "You cannot "compensate for the improved condition of a farm. If it is in poor condition when "the tenant takes it he gets it at a less rent. Besides, how could you judge in "such a year as 1893 whether the land was in good heart when it grew little."

Again, Mr. Punchard, agent to the Underley estate, says: "The ascertainment of "compensation for a long course of continuous good farming would be difficult and "would require a more definite knowledge of the previous condition of the farm than "can be gained from any mere written report or verbal assertions. The relation of the "prior rent to the existing letting value would not infrequently be taken as a guide in "this matter. Thus the tenant under a high rent might get less than he was entitled "to, whilst the landlord who lets his land on easy or reasonable terms, might be "mulcted in excessive compensation. Practically the point is met by valuers expanding "their scale of compensation where they find the outlay in manures and feeding stuffs "has been on a large or liberal scale."

Compensation for corn consumed on the premises.

30. The subject of compensation for corn consumed on the premises was seldom mentioned and excited but little interest. There was a difference of opinion among farmers on the subject, as some did not think that sufficient proof could be forthcoming to protect the interests of the incoming tenant.

The following evidence may be given to illustrate the divergence of opinion that exists on the subject among farmers:—

Mr. Robinson, of Cookson's Farm, Irton, says: "I now consume all my own corn as "it does not pay to sell, and I ought to be compensated for it."

Mr. Heskett, of Plumpton Hall, Penrith, says: "Since the fall in the price of "corn it has become the custom to consume it on the farm, and I think that farmers "should be compensated for it."

Mr. Bird, at the meeting of the Cumberland and Westmorland Chamber of Agriculture, said: "It is unjust that a man should be compensated for bought food and not "for home-grown corn."

Whereas Mr. Barnes, of Baurgh, near Wigton, said: "I do not think that tenants "should be compensated for corn consumed on the premises, though I am now "consuming all my own."

Also Mr. Wallace, Penrith, says: "I do not believe in compensating for corn "consumed on the premises."

I will also quote Mr. Punchard's views on the subject. He says: "The chief "difficulty as to compensation for home-grown corn consumed will be the absence of "satisfactory evidence as to actual quantities. Some reliable proofs would be necessary to substantiate the sanguine, and, in many cases, purely visionary, estimates at "present too often put forward, and which there would be every temptation to "exaggerate. At present farmers' books and accounts are by no means a safe guide "in this matter. Some consideration would also have to be given to the fact that all "existing tenants had upon their entry the benefit of their predecessors' consumption, "and for which they should leave some equivalent."

Compensation to the sitting tenant.

31. Two witnesses at the meeting of the Cumberland Farmers' Association advocated compensation to the sitting tenant for unexhausted improvements. But no one else I met in the county with whom I discussed this question could understand the proposal, and it was usually considered undesirable and impracticable.

Both these witnesses urged this change in the law, not because they approved of the general principle of compensating a sitting tenant, but with the object of preventing rent being raised at the end of a lease on the tenant's improvements. But leases are comparatively rare, and cases of raising rent on improvements much more so.* Mr. F. Grainger said at the meeting referred to that where a landlord was satisfied with his tenant, and the tenant with his farm, there should be an official valuer to settle the rent, which he subsequently stated should be a voluntary matter, and the compensation due to the tenant should be credited to him. And to the meeting I put the following question: "Suppose a farmer had 1,000*l.* in his farm as unexhausted improvements. "Do you say that he should be given that sum though stopping and reaping the "benefit of it?" And Mr. J. C. Grainger replied: "The sitting tenant does not "wish for that. He does not, however, wish his rent raised, and the arbitration court "would enable the tenant to sit at the old rent or keep his 1,000*l.*"

But rent is not likely to be raised on unexhausted improvements which create but a temporary additional value to the farm, and in fact I am told that such cases, at all events in the present day, are almost unknown. If they did occur it would, I take it, be difficult to find anyone who would deny that such a proceeding was unjust. It

* Mr. Punchard, agent to the Underley estate, says: "The raising of rents upon tenant's improvements is "much rarer than represented. Indeed, the complaint can seldom be substantiated nowadays, and inquiries "into such complaints have often shown that the landlord has been at a considerable expense in permanent "improvements to meet the tenant's outlay."

might be argued from a theoretical point of view that pressure might be brought to bear by an unscrupulous landlord upon a tenant whose land was in a high state of cultivation, and who, both, perhaps, from a business and a sentimental point of view, would consent to pay a higher rent rather than quit. But even if the Cumberland landlords were devoid of hearts, they have at any rate heads with a sufficient knowledge of business to guide them in the treatment of a good tenant.

It has become a phrase on the lips of some that the good farmer does not get his rent reduced as much as the bad farmer. But does anyone seriously suggest that it would ever pay a good man from a business point of view to farm badly that he may reap the benefit of, say, 30 per cent. reduction in his rent? On the contrary, the evidence goes to show that the men with capital, and who farm best, are those who are making the most headway. The farmer who farms badly is reduced to such straits that his profits from the land neither enable him to pay rent nor to meet his other obligations, and his landlord is left no alternative but to give him notice to quit or to reduce the rent.

It may be urged that the sitting tenant, at the end of his tenancy, is both an outgoing tenant and an incoming one, and that if he is compensated for unexhausted improvements as the quitting tenant he must, as the incoming tenant, pay to the landlord the sum he has received for the unexhausted improvements, which he, in his capacity as a new tenant, is about to reap the full advantage of.

But to give the sitting tenant compensation for money spent on improvements of which he is going to reap the full benefit, is practically making him a present of the valuation. In such a case the sitting tenant would be treated far better than the quitting tenant, who would only get compensation for money actually expended and left unexhausted in the soil.

Thus Mr. Punchard says: "The almost invariable practice is for the incoming "tenant to pay the outgoer compensation for manurial improvements. The sitting "tenant would consequently have to pay himself! In the event of the landlord "having to pay the compensation to the sitting tenant, there must in justice be a "provision for his being repaid any deficiency at the actual quitting. The fixing of "compensation to a sitting tenant would at once act as the fixing of a standard of "farming to be maintained during the remainder of the occupation. Any deficiency "from that standard must be made good to the landlord. Otherwise the sitting "tenant will receive compensation for artificial fertility which he can afterwards "extract and put into his pocket."

It is most difficult to understand the proposal as applied to a county where yearly tenancies are customary, for in such a case tenants could claim year by year for compensation, and thus the landlords would be financing them without having any control or management of the expenditure. But a proposal of this nature can scarcely be urged with any seriousness, for no one, whether a large or small owner, would, or indeed could, let land under such conditions. No owner of land could or would find the land, the buildings, and in addition the capital to work the farm, which might amount to any sum according to the wealth and will of the tenant.

I take it that the view I have indicated was not that of the two witnesses who raised the subject, and that they could not have intended to advocate that the tenant should be paid for his unexhausted improvements and have the improvements at the same time.

Possibly their view was, and it would appear more probable that it was so, that when a tenant had been paid for the unexhausted improvements he should repay to the landlord their value as they were being gradually exhausted, an arrangement which would involve some intricate arithmetical calculations, if a variety of improvements dissimilar in character were in question. But in this case landowners would be called upon constantly to advance capital to their tenants, which, it is said, would be impossible for some to do.

In dealing with this view it would be well to consider the proposition under two distinct heads, namely, improvements of a permanent character such as buildings, and improvements to the soil such as lime, manure, cake, &c.

With reference to improvements of a permanent character, these are all done by the landlords and are not likely, even if they had the inclination, to be done by tenants holding under yearly agreements. In fact, no witness during my inquiry expressed the desire to make permanent improvements. But assuming the case of a wealthy tenant who desires to put up a building, suitable for the purpose of his occupation, and his landlord is agreeable to the same, the tenant might perhaps fairly look for an arrangement of the following character:—

That he should be repaid over a series of years, either in cash or by reduction in rent, the capital expended together with a fair rate of interest for accommodating his landlord by finding the capital. If he renewed his tenancy the same arrangement might continue, or the tenant might then claim the then unexpired value of the buildings in a lump sum, as if he were a quitting tenant.

But with reference to compensation to the sitting tenant for unexhausted improvements to the soil, both agents and farmers characterised the idea as an absurd one. Expenditure on cake, manure, feeding stuffs, &c. often represents a not inconsiderable part of the capital which the tenant invests in the soil with the object of getting a profit upon it. It rests with him how much he spends. If he is a man of capital and chooses to farm highly he does so as a speculation in the hope that he will get a fair rate of interest upon it. As a sitting tenant he would shortly reap the whole benefit of his expenditure, and it certainly would seem a strange proposal to ask the landlord to advance the money to pay for this expenditure. And it might perhaps be asked why the proposal should be limited to cake and manure and not be extended to the machinery and plant which a farmer also purchases for the purpose of carrying on his business.

But a further point was urged by two farmers, which may be one of some importance to the farming community with reference to this question, namely, that if the sitting tenant were compensated for unexhausted improvements he could also be dilapidated for deterioration, and thus litigation between landlords and tenants would be of frequent occurrence, and perhaps might in the end operate to the tenants' disadvantage.

Compensation for disturbance.

32. One witness suggested that if a landlord gave a tenant notice to quit for what he, or someone else, might consider an insufficient reason, some compensation should be given for "disturbance."

I inquired of the witness whether he thought that the desire of the owner to farm the land himself, or the fact that the tenant was farming badly, though paying his rent, were "insufficient reasons," and he replied in the negative. He admitted frankly that it would be most difficult to determine what was an "insufficient reason," or what amount of compensation should be paid.

A leading land agent, in discussing this question, expressed himself as follows:—"A tenant voluntarily makes a contract and enters into a yearly agreement, though "the landlord would gladly give him a lease. He prefers the yearly contract because "he can give his landlord notice when he chooses. He then says to the landlord:— "'I am to take advantage of the contract when I like, but you are to pay cash for "'taking advantage of the contract when you like.' This is indeed 'heads I win, "'tails you lose.'"

Another agent says: "If a tenant is to be paid 'compensation for disturbance' "there are cases where a landlord might claim it too. Suppose a tenant negotiates "for a farm and gets the landlord to put up a building and make other alterations for "him, which the landlord does under the impression he means to stay. If the tenant "gives notice soon after he has entered because he hears of a farm which he thinks "will suit him better, might not the landlord claim 'compensation for disturbance'?"

The time for sending in claims under the Agricultural Holdings Act.

33. Several witnesses raised the point that notices of claim and counterclaim should be sent in on the same day, but very little importance appeared to be attached to this question.

A good many agents and farmers considered that the sending in of both claims on the same day would lead to more litigation, and in the end would operate unfavourably to the tenants. They urged that, at present, landlords frequently made little, if any, claim for dilapidations if the claim sent in was a fair and reasonable one; whereas, if the landlord did not know what claim would be made against him, he, or his agent, would probably stand on their strict legal rights and send in the full counterclaim as a matter of course.

Mr. Barnes, of Baurgh, Wigton, 450 acres, thus expressed himself: "I think that "the present notice for the tenant to give the landlord under the Act is reasonable. "It enables landlords and tenants to settle their claims without fighting."

The law of distress.

34. The abolition of the law of distress finds but little favour in the eyes of the Cumberland farmers. On the contrary, many are strongly opposed to it, and I found that this feeling was perhaps strongest among the small farmers, who stated that the present law was of much assistance to farm servants and shepherds, as it enabled them to take farms sooner than they otherwise would be able to do.

The Cumberland Farmers' Association did not advocate a change in the law as part of their programme, but at the meeting there was a division of opinion on the subject. The president, Mr. Tinniswood, declared himself against the proposal. Also Mr. F. Grainger (168 acres) stated: "The result would be that the small tenant would be in a "worse position, and for this reason, that he would be at the mercy of any trader who "might seize upon him. No landlord would care to let a farm on the chance of the "tenant being thrown out in the middle of winter, and have the farm on his hands."

Subsequently, Mr. Grainger wrote: "It is undesirable that it should be abolished. "It would be unjust to landlords and would not benefit tenants generally."

Also Mr. Barnes, of Baurgh, near Wigton, 450 acres, said: "The abolition of the "law of distress will hurt the small farmer with a small capital."

Turning to the landowners' evidence, Mr. Howard, of Greystoke, thought the law should be done away with, and he expressed the opinion that its existence made very little difference one way or another.

Mr. Little, agent to the Earl of Lonsdale; Mr. Richardson, estate agent, Carlisle; Mr. Punchard, agent to the Underley estate; Mr. Brown, late agent to the Netherby estate, and Mr. Bowman, the present agent, consider that the abolition of the law would injure the tenants, as landlords would want their rent paid in advance, or would insist upon some other security, which the smaller farmers would find great difficulty in providing.

Mr. Bowman says: "To have the law of distress abolished would be a disadvantage "to farmers, and landlords would be more particular about having their rents paid "when they fell due. At Netherby, the tenants do not pay their first half-year's rent "until they have been 12 months on their farms, which is a great boon to those who "are not overburdened with capital. They of course pay a year's rent when they "leave."

Mr. Punchard says: "The proposed abolition of the law of distress is one of the "maddest ideas farmers ever indulged in. The existence of the law, though its "provisions are very rarely put in force, is one of the best and most useful assistants "which the tenant farmer has, as it enables the landlord to give him a length of "credit for payment of rent which he otherwise would not do. The abolition of the "law would thus injure the tenant, whilst it would not possibly benefit him, though of "course it might benefit his creditors, which is probably the only motive for the "agitation against the law.

"The assertion that the existence of the law of distress encourages landlords to "accept men of straw as tenants, and so artificially to raise their rentals, is without "foundation. It might just as well be said that the existing land laws are the chief "cause of foreign competition."

V.—The Existence and Evidence of Agricultural Depression.

The existence of agricultural depression.

35. I regret that I cannot commence this subject in the words used by the late Mr. Coleman when reporting on the agricultural position of Cumberland and Westmorland in 1880 to the Duke of Richmond's Commission, as follows:—

"At the outset I may say that *agricultural* depression does not exist. . . . . There is no lack of inquiry for farms, and never before were the farmers who occupy mountain lands in a more flourishing state.

"What, then, can be found to descant upon that is suitable for a Royal Commission on Agricultural Depression?"*

It will thus be seen that at a period when agricultural depression was reported to exist to a considerable extent in many counties Cumberland had so far fortunately escaped. The depression, however, is stated to have just made itself felt about 1881, and has gradually deepened, reaching its acutest stage in 1892 and 1893. But it is satisfactory to be able to state that signs of more favourable times have been apparent from October 1894 to October 1895 at the time of my closing this report.

Evidence of agricultural depression.

36. But there is still comparatively little outward and visible sign of agricultural depression in the county, and though this may be taken as evidence that the farmers have not been so pressed, as in the case of those in the corn-growing districts, that

* Mr. Coleman reported that the disastrously wet season of 1879, which wrought such havoc to agriculture in many parts of the country, did not affect Cumberland and Westmorland, as the rainfall there did not come up even to the average, though the want of sunshine was felt. Mr. Coleman says: "This curious fact may "possibly be explained by the circumstance that most of our rainfall came from the east, and the clouds were "relieved of their superabundant moisture before reaching those western counties."

they have had to curtail the expenditure necessary for the efficient cultivation of the land, it is by no means proof that they have not been injuriously affected by it.

Certainly not only the visible evidence of the condition of the land, but the oral evidence almost universally given by landowners, agents, and farmers, that no farms are unlet, and that there is usually plenty of competition for them at the same rents; that rents are well paid; and that arrears are uncommon, might fairly lead to the conclusion that little, if any, depression existed at all, and that farmers were holding their own at such reductions in rent as had been made since prices commenced to fall.

How far this is the case can only be ascertained by weighing the general evidence given by farmers of their position which is dealt with in paragraph 49. They keep no farm accounts, and so it is impossible to lay figures before the Commission to show their gains or losses, or to demonstrate the relative decrease in the rent and the prices obtained for produce.

37. With reference to the state of the land it may generally be said that only cold heavy land has gone back in condition to any extent since the depression. Some of this class of land never paid to grow anything but rather inferior grass, except during the period of high corn prices, when it was ploughed up, and it has since frequently been let to go again to grass, though time has not allowed it to reach its former state of fertility. Also fences and ditches are generally said to be not so well kept as formerly, though these seldom received the attention paid to them in a great agricultural county like Lincolnshire, where the farmers were possessed of much more capital. The condition of the land.

In some cases it was said that draining had been somewhat neglected in recent years, but, generally speaking, it has been well maintained on good land. An agent to a tile manufacturing company informed me that his average yearly sales of tiles had been greater since the depression than before.

It was stated in some districts that "finger and toe" was increasing, but there was rather a divergence of opinion whether this was due to the poverty of the land owing to want of manure, or to neglect of liming, or to the fact that the land was ploughed too much and not allowed sufficient rest.

Turning to the evidence of individuals, Mr. Richardson, land agent, Carlisle, says: "The best land has deteriorated very little, though hedges are rather neglected. Bad "land has gone to its original condition. It was always very bad, and was ploughed "up in the high corn prices. It would not pay to drain, or to lay down to good "pasture."

Mr. Little, agent to the Earl of Lonsdale, says: "In some cases farming is not so "good, but this is not the rule."

Mr. Brown, late agent to Sir Richard Graham, says: "I think that the estate has "scarcely deteriorated. In some cases it has improved."

Mr. Bowman, agent to Sir Richard Graham, says: "So far as Cumberland is "concerned I think that farmers, generally speaking, are keeping up the fertility of "the soil, but they are not paying so much attention to fencing and general tidiness "as they used to."

Mr. Howard, of Greystoke, says: "I do not consider that farmers are farming the "land worse than they did 10 years ago."

Mr. Thomson, agent to Sir Wilfrid Lawson, says: "All good land is farmed equally "as well as 10 years ago, but heavy cold clay considerably worse."

Mr. Alexander Watt, agent to Lord Muncaster, says: "The land on this estate has "not deteriorated to any serious extent at all. Fences and ditches were never very "well kept. To some extent there has been a curtailment of labour."

Mr. Nelson, agent to Lord Leconfield, says: "In some cases land is badly farmed "and compares unfavourably with the past."

Mr. Punchard, agent to the Underley estate, says: "Undoubtedly land has depre-"ciated in fertility and general condition since 1880. Soil which is deep and naturally "fertile has maintained artificial fertility longest. It is, however, questionable whether "with the reduced profits from corn crops there would be any adequate return from a "continuance of that high rate of fertility which was common in past years."

The evidence of these witnesses was generally confirmed at the meetings of the Cumberland and Westmorland Chamber of Agriculture, of the Cumberland Farmers'

* Mr. Allison, M.P., produced figures at the meeting of the Cumberland Farmers' Association showing that between 1872 and 1894 the price of oats had fallen 30 per cent., of wheat 60 per cent., of wool 50 per cent., and of beef and mutton 20 per cent.

Association, and also at Penrith and Holm Rook, namely, that the good land had not deteriorated, but that expenditure had frequently been curtailed on clay and inferior land.

Fall in the prices of cattle.

38. In the reports I have already written to the Commission on the counties of Lincolnshire, Suffolk, and Cambridge I proved the fall in prices of grain during the last 20 years, and showed, in considerable detail, the effect which this fall has had on the agricultural classes. As Cumberland is not a corn-growing county, I do not propose in the present report to again refer to the prices of grain,* but to confine myself to showing the fall in the prices of cattle and sheep which chiefly affects the northern farmers.

In Appendix A. 1 will be found the average prices of cattle as struck by the Teviotdale Farmers' Club from 1859 to 1891, and Mr. Oliver, auctioneer, of Hawick, has kindly brought the figures up to 1894. Though these figures do not refer to Cumberland markets, or those relating to sheep in the next paragraph, still they will sufficiently illustrate the variation in the price of stock in the northern counties.

I have in the following Table averaged in certain periods of five years the figures given in detail in the Appendix A. 1 :—

Year.	Shorthorn Stirks.	Shorthorn two-year old Cattle.
	£ s. d.	£ s. d.
1860–64	8 2 1¼	12 3 7¼
1870–74	10 13 3½	14 17 7¼
1880–84	10 6 0	14 19 9⅓
1885–89	7 19 0	12 6 8¼
1890–94	8 0 6	11 16 0
Decrease per cent. between period 1880–84 and 1890–94	12·4	21·3

It will be observed that the average prices obtained for cattle in the last two periods of five years were between 2*l.* and 3*l.* a head lower than in the two preceding periods of five years, and also rather lower than in the period from 1860 to 1864.

In 1892 and 1893, the years which farmers point to as being the worst since 1880, shorthorn stirks averaged 6*l.* 12*s.* 6*d.*, and two-year olds 10*l.* 15*s.* 6*d.* In 1894 stirks were 8*l.* 5*s.*, and two-year olds 11*l.* 17*s.* 6*d.*, and in 1895 up to October prices were still maintained.*

Fall in price of sheep.

39. Again, with reference to the price of sheep, summarising the figures in periods of five years given by the Teviotdale Farmers' Club, since 1860, the following results are obtained :—

Year.	Top Cheviot Wedder Lambs.	Second Cheviot Wedder Lambs.	Mid Cheviot Ewe Lambs.	Shot Cheviot Ewe and Wedder Lambs.	Draft Hill Cheviot Ewes.	Draft Cheviot Ewes brought Half-bred Lambs.
	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.
1860–64	13 0	9 11	14 2†	7 7	23 6	—
1870–74	15 0	11 2	16 8	8 0	31 6	25 9
1880–84	16 1	12 10	18 9	9 10	34 4	30 6
1885–89	14 4	11 2	15 7	8 9	26 4	24 5
1890–94	12 8	9 8	13 7	7 4	22 11	21 11
1891–93	10 9	7 11	12 1	5 10	19 10	19 5
Decrease per cent. between 1880–84 and 1890–94	21·2	24·7	27·6	25·4	33·3	28·1

† No record in the year 1860.

It will be observed that the prices obtained in the five years 1890–94 were lower in every class than those obtained during any of the other periods.

I have added to the Table the average prices obtained in the three years 1891–93 to show how low the prices fell in those particular years,‡ and when the low prices for

* On September 31st, 1895, Mr. Oliver states: "We have had a very satisfactory trade this autumn for "store sheep and cattle. Cheviot Wedder lambs have been making an advance on last year's prices of 1*s.* 6*d.* "to 2*s.* 6*d.* Cheviot ewes 3*s.* to 5*s.* Store cattle fully last year's prices."

‡ An auctioneer stated in June 1895 that Herdwick and Scotch lambs, which were then selling at 18*s.* to 20*s.* each, were three years before sold frequently at 2*s.* 6*d.*

cattle in 1892 and 1893 are taken into consideration it will be understood what a trying period this was for the northern farmers.

It is satisfactory to observe that in 1894 there was a general recovery in prices, and that they were in each class above the average of 1890–94.

40. The following figures, showing the price of wool, summarised in periods of five years are taken from the prices given by the Teviotdale Farmers' Club:— Fall in price of wool.

Year.	White Cheviot Wool, per Stone of 24 lbs.	Half-bred Hogg Wool, per Stone.	Half-bred Ewe and Wedder Wool, per Stone.
	s. d.	s. d.	s. d.
1860–64 - - -	40 0	—	—
1870–74 - - -	36 3	43 0 (in 1874)	37 6 (in 1874).
1880–84 - - -	21 5	23 8	21 8
1885–89 - - -	19 11	21 7	19 6
1890–94 - - -	19 5	20 6	18 3

VI.—Effect of the Depression upon the Landowners.

41. The effect of the depression upon owners of estates is that their rentals have been reduced, generally speaking, between 15 and 25 per cent.; the selling value of their land has, since the seventies, decreased from between 30 and 35 years' purchase to about 25 years' purchase; they have, in consequence, more difficulty in raising money on their property; the condition of their inferior land has deteriorated, and at the same time they have been frequently called upon to spend larger sums on repairs to buildings. Effect of the depression upon the landowners.

Of course when all these matters are taken into consideration, it will be seen that the landowners are in nothing like such a good position as they were before the depression commenced, still they must be considered fortunate, compared with those in many other counties, in that they have all their land let and, generally speaking, no arrears of rent.

Where properties have heavy charges upon them, there is every probability in the case of a 20 or 25 per cent. permanent reduction in the rental, combined with increased outgoings, that the owner is seriously hampered. Mr. Richardson, of Carlisle, the well known estate agent, said that "many of the landowners are very hard hit, and are "letting their places. The landowners have suffered far more by the depression than "the tenants, for their money is invested in the land, and they cannot get it out. But "if a farmer has his money invested in a dear farm he can leave."

With reference to expenditure on permanent improvements, Mr. Punchard stated that many landlords, especially those whose incomes arise solely or mainly from agricultural land, have been compelled to reduce their outlay. It seems that, at the commencement of the depression, some landlords increased their outlay in drainage and manurial improvements, bones, lime, &c., with the object of maintaining rents, but that this has now practically ceased.

42. Generally speaking hardly any reductions in rent were made before 1882, and it was not until 1885 that general reductions took place. I have already quoted the average reductions in the county as between 15 and 25 per cent., though there are doubtless a good many cases where they have been both more and less.* Thus on a heavy land farm near Cockermouth of 170 acres, of which 60 are arable, with good buildings, the rent in 1879 was 120*l.*, and in 1894 to the same tenant 50*l.*, or a reduction of over 58 per cent. Another clay farm in the same locality of 200 acres let for 170*l.* in 1879, and 100*l.* in 1894, or a reduction of 41 per cent. Reduction in rent.

At the meeting of the Cumberland Farmers' Association, two witnesses put the average reduction in the county between 20 and 25 per cent., one witness at 20 per cent., and two at 15 per cent.

* When I visited the county in 1892 for the Royal Commission on Labour, Mr. Richardson, estate agent, Carlisle, stated that in the last 10 years rents had generally dropped 10 per cent. and in some cases 30 per cent., but that landlords who had not reduced had spent money on their estates which came to the same thing. But owing to the low prices of stock since 1892, reductions have been greater and more general.

The reductions in rent have been larger in Cumberland than in Westmorland on account of the percentage of arable land being larger, on the other hand rents for similar land have never been so high in Cumberland as in Westmorland by from 5*s.* to 10*s.* an acre owing to the farms in the latter county being smaller. Mr. Punchard puts the average reduction in Westmorland since 1880 at 20 per cent. and in some cases 30 per cent., these being chiefly on the small properties, where the system of letting by tender has been adopted. Mr. Punchard thinks that rents in Cumberland have possibly fallen another 7½ to 10 per cent.

At the meeting of the Cumberland and Westmorland Chamber of Agriculture, Mr. Toppin put the reduction in rent in the county between 10 and 15 per cent., but Mr. Bird did not agree to this and said that he thought between 20 and 25 per cent. was nearer the mark. Mr. Tinniswood said that he thought good farms had been reduced by 15 per cent., and inferior land, which had been ploughed up in the times of high corn prices, and allowed to go to grass again, from 25 to 40 per cent.

At the Holm Rook meeting it was stated that on farms up to 100 acres, and the larger portion in this district are small ones, had been reduced 10 to 15 per cent. under considerate landlords, but in some cases reductions had been considerably less and in some cases none had been made.

I will now quote some instances of reduction in rent on several large properties, but at the same time it must be borne in mind that there are a number of small owners in the county in comparatively humble circumstances, who cannot afford to reduce their rentals as in the case of the larger owners.

On the Netherby Estate about 30,000 acres, comprising 107 farms, an abatement of 10 per cent. was given every year from 1880 to 1886, and in 1887 it was made permanent. From 1889 to 1893 an additional abatement of 10 per cent. was made, which became a permanent reduction in 1894, thus making the total permanent reduction 20 per cent.

On the Lowther estates in Cumberland and Westmorland, comprising 49,382 acres, exclusive of commons and stinted pasture, comprising 184 farms, permanent reductions commenced in 1879. The permanent reduction in 1894 compared with 1879 was 15·04 per cent. In addition to this on farms which had not been relet, an abatement was made in 1885 of 10 per cent.; from 1886 to 1892 of 15 per cent., and in 1893 of 25 per cent.

On Sir Wilfred Lawson's estate of 9,250 acres, comprising 36 farms, the permanent reduction in rent was 17½ per cent. in 1894, as compared with 1885, when reductions first took place. In 1887, 1891, and 1892, there were, in addition to permanent reductions, abatements of 10 per cent.

On Mr. Howard's property at Greystoke, consisting of about 16,000 acres, comprising 45 farms, the gross permanent rental was less in 1894 compared with 1879 by 17 per cent. On 16 of these farms, comprising 4,561 acres, the rent in 1884 was 3,207*l.* 18*s.* 4*d.*, and in 1894 2,513*l.* 2*s.* or a reduction of 21·7 per cent. Taking the smaller farms from among this number, a farm of 58 acres was reduced from 56*l.* to 38*l.*, or 32 per cent.; a farm of 46 acres, to which 6 acres were added, was reduced from 68*l.* to 52*l.*, or 23½ per cent.; a farm of 66 acres was reduced from 61*l.* to 40*l.*, or 34·4 per cent.

The opinion of farmers about rent.

43. Allusion has already been made to the fact that many farmers state that rent, in their opinion, has not been sufficiently reduced, but the question of rent cannot be described as a very considerable grievance, though due weight must be attached to Mr. Bird's statement at the meeting of the Cumberland and Westmorland Chamber of Agriculture that there was a widespread feeling that rent had not been sufficiently reduced to meet the fall in the prices of produce, and that, though rents had been reduced enormously in some cases, they had not been reduced enough in others. On the other hand, Mr. Toppin at the same meeting said that he did not think tenants bid much more than a farm was worth now-a-days, and Mr. Barnes stated at Wigton that he thought the landlords had met the tenants fairly.

But, as a rule, the chief grievance about rent exists on the small farms held under short leases from statesmen, or people of small means, and there are a considerable number of these, particularly on the western side of the county. In these cases the farms are no doubt not infrequently let to the highest bidder, and it is doubtful whether abatements in rent are ever given during the continuation of the lease. On this point Mr. Punchard's evidence is valuable: "On the large estates the tenancies are annual, with "very few changes except for movement into larger farms under the same landlord. "On the smaller properties, the system of short leases, five to seven years, still prevails "and often leads to a change at the end of the term. These lessees have not been "able to get their rents reduced until the expiration of their leases, and have conse-"quently had more fixity of tenure than they at the time appreciated."

The fact that five or six men bid the same rent, or a higher one, when a farm is vacant, as the quitting tenant paid, shows at any rate that there is considerable competition to pay these rents. The farmers all very frankly admitted that, while they advocate lower rents, they fix a higher standard themselves when negotiating for farms. Mr. Steele at Drigg said, "high rents are not the landlords' fault. It is the fault of

"the men who bid for them." I asked the farmers at the Holm Rook meeting whether they expected the landowners to tell them that they were bidding too much, and Mr. Pattinson replied that I had touched upon the weak spot in the farmers' case. In reply to a further question this gentleman, who answered for the meeting, stated that he thought that they were fairly rented up to 1879.

But the farmers present agreed that reduction in rent was no real or permanent remedy for the depression. Mr. Pattinson put his point in a homely but forcible way by saying: "Reduction in rent may be a soothing plaster for inflammation, but it will "not cure the disease."

When reporting on the corn-growing counties of Lincoln, Suffolk, and Cambridge, I found the question of rent hardly mentioned, the reason being that many farmers were annually losing a sum greater than their rent, and hence they looked upon reductions as no remedy for the depression. In fact I met cases where men were farming rent free and losing money.

Whereas in Lancashire and Cumberland it was frequently stated that a reduction in rent of 15 or 20 per cent. would give perfect satisfaction, and this fact will plainly indicate the relative position of agriculturists in the northern and eastern counties.

Competition not an element in the letting of farms on large estates.

44. On the large properties, however, competition has generally nothing to do with the fixing of rent, as the following evidence will show. Neither do tenants on such estates often quit on account of rent. Indeed, it has, already, been shown, that the families of farmers frequently remain on the large properties for generations.

Mr. Little, agent to the Earl of Lonsdale, says: "We select the man whom we think "most likely to make a good tenant."

Mr. Brown, late agent to the Netherby estate, says: "Competition is not an element "in letting farms on this estate. We offer a farm to a man whom we know is a good "farmer. We then fix what we consider is a fair rent, and one which he is well able "to pay. We do not consider what we could get if we induced several men to compete "for it."

Mr. Richardson, estate agent, Carlisle, says: "We take the best man and not the "highest bidder, and we go and see the state of the farm he is leaving, and what stock "he has on it."

Mr. Alexander Watt, agent to Lord Muncaster, says: "We never put the rent of a "farm up to auction as it were. We make up our minds what is a fair liveable rent, "notwithstanding the temptation to take all we could get. This is the advantage of "farming under a large landowner."

But competition an element in letting farms on some small properties.

45. But in some instances the land is owned by persons who, having made money in business, have bought land and then treated their tenants on a strictly commercial basis, and have refused to reduce rents as far as possible. Again, in a good many cases, small farms are owned by persons in poor circumstances, who can neither afford to reduce rents, or spend money on their property. For instance, when I visited the extreme north-west corner of the county, and interviewed a number of small farmers who complained about rent, the following evidence was given:—

A farmer on 33 acres said: "I am giving up the farm because I cannot get it at a "lower rent. My landlord is a Scripture reader, and that is all he has."

A farmer on 55 acres said: "A reduction in rent and rates is the chief thing. This "is all the land my landlord owns. He is a clerk in a town. His family were "statesmen who got into difficulties."

A farmer on 80 acres said: "The small men have lately complained very much "about rents and with very good reason. Small landlords here cannot afford to reduce "rents."

A farmer on 50 acres said: "Rent is the chief thing for us. If some could be "knocked off it would do us good. In this district the land is mostly owned by small "owners."

Expenditure on estates.

46. With reference to the expenditure on estates, it can certainly be said that on the large properties necessary expenditure has been maintained, and in some cases increased.

The average annual expenditure on permanent improvements to farms only on the Earl of Lonsdale's property 49,382 acres, between 1882 and 1893 inclusive was 5,562*l.* 11*s.* 2*d.* on which no interest was charged.

On the Netherby estate, on which large sums of money have been spent within the last 60 years, expenditure on new buildings averaged 1,153*l.* a year between 1879 and 1894, and drainage 946*l.* The total sum spent on all outgoings between 1879 and 1894 represented 27½ per cent. on the total gross rents received in that period. And the net rent in 1893 represented 8 per cent. on the sum spent on buildings only since 1850.

On Sir Wilfrid Lawson's estate of 9,250 acres, the sum spent on permanent improvements to farms averaged about 900*l.* a year between 1887 and 1894.

On the Underley estate in Westmorland, where about 22,500 acres are let, the sum spent on new buildings, repairs, fences, and in manure between 1872 and 1894 averaged 6,800*l.* a year, and the total outgoings during that period averaged 9,981*l.* a year. The total outgoings in 1894, excluding income tax, represented 36·2 per cent. of the rent received, whereas in 1880 they represented 33 per cent.

Relations between landlords and tenants.

47. It is satisfactory to be able to say that the more difficult times have not disturbed the good relations which have for so long existed between landlords and tenants, particularly on the large estates. I frequently heard expressions of mutual regard from landowners, agents and farmers, and at the public meetings, though all questions affecting the agricultural interest were frankly discussed, no words of discord were raised.

VII.—Effect of the Depression upon the Farmers.

Effect of the depression upon the farmers.

48. Taking the county generally, the position of the farmers in Cumberland is, I believe, more satisfactory than in any other upon which I have reported. It is, however, by no means as satisfactory as could be wished, but there is less anxiety in the present, and more hope for the future, than in the other districts in which I have made investigations.

The Cumberland farmer has fortunately felt the decline in the price of cereals comparatively little, for he looks more to cattle and sheep for his profits. These are frequently augmented by the sale of butter, cheese, poultry, and eggs, upon the production of which the wife bestows much care. Moreover, owing to the rainfall, the proximity of the sea, and the influence of the Gulf Stream, he is favoured by a climate which promotes the growth of grass and roots. His markets, though sometimes remote, are good, and the quality of labour will compare with that in almost any other district.

But though, partly owing to these advantages, he has been able to maintain his position as well, perhaps, as those in any other county in England, the Cumberland farmer has, I believe, greatly contributed towards staving off the evil times, which would have fallen upon others less thrifty and resolute.

Unremitting work, curtailment of expenditure, and strict economy are the order of the day among the farming community. The Cumberland farmer is a working farmer, who takes his full share of the daily toil, and sets his labourers an example in zeal and industry. Hard-headed, hard-working, honest, and thrifty, this splendid race of men, of whom the country may be proud, are well fitted to face and grapple with difficult times.

There is no false pride among Cumberland farmers, though, as a class, they are proud and independent. Nearly every one, whether on a large or a small holding, takes his share in the operations of the farm. He is up with his men at daybreak, not only superintending but participating in their daily work. On a large farm the farmer is usually the working foreman, on a small farm he and his family are the labourers.

Again, the smaller farmers frequently market their own goods without the intervention of a middle man. Many a farmer can be seen going to Whitehaven Market with a big basket on his arm containing butter, eggs, fruit, vegetables, rabbits, and even wild flowers, or driving his own cattle and sheep along the road on foot, or taking pigs and farm produce in a rough farm cart, sometimes starting in the small hours of the morning. And when he gets to market he is not in the least ashamed to sell in the open street, or to go round to private houses in search of customers. One farmer, whose habit it is to sell potatoes in the market, or take them round to private houses, said that he always paid his rent out of "tattie brass."* Another farmer, who frequently takes a rabbit or two and some flowers with his produce, said, "It helps market and pays expenses."

Nor are the wives and daughters less zealous or capable. Butter and cheese making, milking, cooking, washing, and attending to the house, and the care of calves and fowls, are among the duties which keep these worthy people busy from dawn to dark.

And the Cumberland farmer realises the virtues of his better half, and is not backward in referring to them. A large farmer, a successful man, attributed much of his progress to his excellent wife. "Aye," he said, "she has been a gold mine to me, "and if she hadn't been with me I don't think that I could have done at all." Another large farmer, who was looking for a servant girl at Ulverston hiring market, said to

* Money obtained by selling potatoes.

me in June 1895, "If I could only get a lass to work half as hard as my missus I should do."

The following description of the Cumberland farmers and their families was given by the late Mr. Herbert J. Little, writing in the Journal of the Royal Agricultural Society with reference to the Cumberland and Westmorland Farm Prize Competition, 1880, Vol. 16, Part II., No. XXXII. :—

"It is probably the intensity of industry pervading all these farms which has recently saved their occupants from collapse. This industry is a thing to be witnessed with admiration and even sometimes with astonishment. In fact, it is almost impossible to exaggerate the laborious activity of each member of a Cumberland or Westmorland farmer's household. The satirists who attribute the non-success of the modern farmer to the more expensive tastes in which he indulges, compared with the simplicity of his forefathers, the noble lord who has discovered in pianos and lawn tennis the causes of the retrogression of British agriculture, would here find no scope for their wit or their strictures. Work, and that of a hard increasing kind, is the daily occupation of each member of the farmer's family, though I am far from saying that the mind is not also considered by these most intelligent people. On the contrary, as far as it was possible to judge, I should say that in intellectual culture they excel the generality of their fellows in the south, whose reading is not usually of a very extensive or liberal character. I cast no slur on the industrious habits of many a household in the south; all I wish to intimate is that they are not generally of the double-tide character of the north. It is common enough to see young farmers taking their share of the regular labours of the farm in any part of Great Britain, but it is not so customary to find, as one does here, the daughter of well-to-do, nay, of affluent parents, milking cows and feeding calves, besides undertaking the full course of household labour, which, under the circumstances I have detailed, is by no means light or easy. If, then, the aspiring young farmer of more southern climes, doubtful if in Great Britain any reward can be found for his labours, chooses to turn his steps to Cumberland, and is willing to follow and emulate the indefatigable diligence which he will here find practised, perhaps he may discover in these qualities, even in the present time, the highway to success."

Having no farm accounts to guide me in forming an opinion of the position of the farmers, for they keep none,* I can only give general evidence, and also state my own conclusions based upon that evidence.

The farmers can, as I have stated, be divided into four classes: those on the larger mixed farms of 300 to 500 acres; those on farms of 100 to 300 acres; those on small farms up to 100 acres, who employ little or no outside labour, and the hill sheep farms. The latter have, I think, suffered the least by the depression, though they were greatly affected in 1892 and 1893 by the alarming fall in the price of sheep and lambs, and with regard to the other three classes it is difficult to compare their relative position. In the past all have frequently met with much success. As to the present, it is not infrequently said that the large farmers feel the depression most because of the bigger outgoings on labour, but I am inclined to think that, on the whole, the smaller farmers have been at the most disadvantage because as a class they have not had so much capital to meet a series of bad years.

But taking the farmers generally, they are, I believe, just holding their own at present prices and at present rents. Very few, it is said, are able to save any money. The most that it generally seems possible to do, according to evidence, is to feed, clothe, and maintain the family, all of whom, as has been shown, work and live hard. Sometimes it was stated that farmers were trenching on their savings, but according to the evidence I obtained, this is not a general state of things, though possibly it is the case with those on clay or poor land.

When farmers stated that they or others were losing money I endeavoured to ascertain whether they meant that they were drawing on savings, borrowing money, or getting into debt, or whether they were reducing the quantity or the quality of their stock.

After consulting a very large number of witnesses, I should say that, except on clay or poor land, the men who have had sufficient capital, and have also been industrious, thrifty, and masters of their calling, have generally neither drawn on money saved, borrowed money, or got into debt in other ways. But there seems little doubt that a good many men, since 1886, have reduced their stock in quantity or quality, and in that sense have drawn on their capital, which, of course, affects the

* Three Income Tax Commissioners stated that they had never seen a farmer's account. One of these was Mr. Brown, for so many years agent to the Netherby Estate.

profits they are now making, and would leave them poorer if they realised, and quitted their farms. It must, however, be added that the dry year of 1893 was responsible for many farmers selling their stock in the autumn of that year, or in the early spring of 1894, as fodder was so short.

It is said that the payment of rent is no proof that the farmers' position is satisfactory, because they will always pay it, no matter what sacrifice they make. But I did not learn from merchants or auctioneers that farmers owed much money, though some accounts run rather longer than formerly. In one district, however, where the farms are small and the farmers are frequently short of capital, a general dealer said, "I could not get my bills paid unless I took it out in wool, potatoes, bacon, &c."* I also obtained evidence from a banker, to which considerable weight must be attached, who stated that, as far as his experience was concerned, the farmers' deposits had not fallen off, and that no increased applications had been made to him for loans.

With reference to the farmer's position, it must be pointed out that nearly all the evidence upon which this report is based was obtained in September 1894, and later that autumn the price of sheep rose, which was maintained in the spring and autumn of 1895. The price of stock also rose in 1895. I visited Cumberland again both at Easter and Whitsuntide in 1895, and at the latter period I had the opportunity of meeting a considerable number of farmers at the hiring markets, and it was unanimously said that the situation was better and more hopeful than when I was holding my enquiries in September 1894.

At Whitsuntide, 1895, sheep were selling for 5*s.* a head more than at the corresponding period in 1894, cows from 2*l.* to 3*l.* a head, while newly-born calves, which were frequently sacrificed from 2*s.* 6*d.* to 5*s.* in 1894, were selling for 30*s.* These increased prices were of course good for those who had stock to sell, but those who wanted stock to graze, and those who were buying to replenish their normal numbers which had been decreased in the dry year of 1893, bought dear, and it remains to be seen at the end of the year how they get out of it. Still, the farmers were in a more hopeful mood, and, as a leading auctioneer stated, "They are all feeling easier." This gentleman subsequently informed me that business at the northern auction marts had been good up to October 1895, especially for store sheep and cattle (*see also* par. 38).

Evidence of farmers as to their position.

49. It will now, I think, be advisable to give some farmers' evidence as to their position. I made enquiry in all parts of the county as to whether farmers were losing money, and the evidence of the following witnesses may be taken as fair samples:—

Mr. Barnes, of Baurgh, Wigton, a well-known farmer, who is partly a tenant and partly a freeholder on 450 acres, some of which has been in the hands of the family, according to the deeds, from about the year 1600, and how much longer he is unable to say, referring to the Wigton district, says: "The good farmers on good land are "holding their own, though probably not many are saving money. On the poorer "land, farmers are certainly not doing more than just living out of the farm. . . . "If beef and stock keep at present prices farmers can hold their own, if industrious, "and if they have sufficient capital to purchase stock when they see a good chance, "and if they consume their own grain."

A farmer, Cockermouth, says: "Farmers are barely holding their own. They are "just keeping the cart on the wheels."

Mr. William Dixon, Dale Garth, says: "I have been on this farm 41 years. I think "the men in the vale are holding their own."

Mr. Sharpe, freeholder, Eskdale, says: "There have been very few changes among "the tenants in Eskdale. They are very careful and striving in a vale like this, and "I think that they are just holding their own. No farms are unlet here, though "there is not so much competition for them as there was."

Mr. Tom Newby, Muncaster Head, says: "My grandfather found it difficult to make "both ends meet in the fifties. It would not be more difficult to make both ends "meet now if everyone did not live better. People had three meals a day then, and "did not think of five meals, and they ate porridge and did not think of tea or coffee. "I think that a good many men are trenching on their savings. . . . . If present "prices continue a good many men will give up."

A freeholder (400 acres) near Wigton, says: "I think that farmers who attend to "their business and don't waste time at shows, or spend money constantly at luncheons "and drink, are doing more than just holding their own. I never had a better year

* Mr. F. Grainger, of Holme Abbey, writes: "Farmers who are short of capital sometimes go to traders "and dealers and buy cattle and sheep on credit, paying up to 10 per cent. for the accommodation. In addition "they buy cake, manure, and seeds at credit prices and keep a running account."

" myself than 1893, and 1894 was good too. Some men go into farming who don't " understand it and know nothing about buying stock."

A farmer (300 acres) near Penrith, said: " Men who are paying attention to business " are holding their own and some are doing well. Some farmers waste a lot of time " by going to shows, auction marts, &c., and this is unnecessary. Generally speaking " there is no evidence, from looking at the land, that depression exists. There is no " reason why men should not contrive to do well."

Mr. Robinson, Cookson's Farm, Irton, 134 acres, says: " If prices remain as they are I " don't think that present rents and wages can be paid. The only class of men who are " doing well are those whose families work, but a good deal depends on the man, and " some fail where others succeed."

And Mr. Robinson added, " More men can sit than fly," meaning that a number of men are in a position of not being able to meet their obligations if called upon, and that, if they gave notice to quit, a general settlement would be demanded of them.

Mr. Steele, farmer, Drigg, 115 acres, says: " Men are dipping into their stock and " selling more than they should to pay their way. If I had a labour bill to pay I could " not farm at all. No farmer can be saving money; some are barely holding their " own, and some are losing. . . . If beef was twopence a pound more I could do. " I don't think that the condition of the land has gone back. At present rents and at " present prices a number of us cannot go on. We work very hard and live very " economically, and we barely make both ends meet."

Mr. Johnstone, farmer and general dealer, Kirkbride, who farms 98 acres at a rent of 130*l.* and 12*l.* tithe, says: " I am sure that I could have made a fair living out of " the farm apart from my business. I consider that a farmer with capital on a loam " soil at a reasonable rent can, with industry, hold his own if he really means " business."

Mr. Bimson (55 acres), Cardurnock, says: " On fairly good land, and at a moderate " rent, farmers can still live."

Two farmers at Keswick say: " It is taking the farmers all their time to make both " ends meet, and some are losing money. The sons and daughters are working for " nothing."

Mr. T., of B., says: " The industrious men here are *just* making both ends meet, " that is, feeding and clothing themselves and their families. But those who are not " industrious are losing money. The wives, sons, and daughters all work hard for " them and get no wages. This applies to all sized farms in the district. All who " get a livelihood from farming have to work in these times."

Mr. Dent, of Bolton, says: " The farmers here are not actually losing money, but " just holding their own with the aid of their wives and daughters working for " nothing."

At the public meetings at Carlisle and Penrith it was generally stated that farmers were barely holding their own and that some were losing money, but at the Holm Rook meeting it was asserted that the majority of the farmers at Drigg were losing money. It should, however, be added that the land in Drigg is cold, and compares unfavourably with that in neighbouring parishes.

The majority of farms in Drigg parish are between 50 and 60 acres. I asked at the meeting how many men would be likely to apply for a 100-acre farm at the same rent or a higher one if a tenant quitted, and the answer was " ower many," which was subsequently explained to be at least four or five. It is certainly extremely difficult to reconcile this evidence with the statement that the majority of the farmers are losing money.*

In paragraph 55 I have set out some evidence in detail of the smaller farmers, and it will be seen that according to their statements they are just making both ends meet with very hard work.

Evidence of agents as to the position of the farmers.

50. I had the opportunity of meeting many of the leading agents in the county, and their opinion generally was that the farmers who were industrious and understood their business were holding their own. Mr. Richardson, of Carlisle; Mr. Hayton, of Carlisle; Mr. Punchard, agent to the Underley estate; Mr. Bowman, agent to Sir Richard Graham, and Mr. Brown, formerly the agent; Mr. Watt, agent to Lord Muncaster; Mr. Little, agent to the Earl of Lonsdale; Mr. Nelson, agent to Lord

* There are 31 farms in Drigg parish, of which seven are farmed by owners. Seven farms are 100 acres, and the majority are between 50 and 60 acres. A number of the tenants have been farm servants. Only two changes in tenancy are said to have taken place in the last 10 years on account of rent.

Leconfield; and Mr. Thomson, agent to Sir Wilfrid Lawson, gave evidence in that sense.

Mr. Richardson says: "Most of the farmers are holding their own. They are more "exacting on the landlords for repairs and alterations. . . . We have no arrears "of rent at all. . . . No farms are unlet, and there is no difficulty in letting "them of any size. This refers to all parts of Cumberland. When men leave farms "there are, as a rule, others willing to take them at the same rent."

Mr. Watt, agent to Lord Muncaster, says: "We have no instance of a man changing "on account of the depression. . . . We have no farms on hand, and no diffi-"culty in letting them. There is, however, an inducement to reduce the number of "large farms, as small ones are more easily let and the tenants are more contented. "I don't think that farmers are much in debt to tradesmen or manure merchants."

Mr. Brown, late agent to Sir Richard Graham, who still resides on the property, says: "I consider that the depression was more severe in the forties than now. We "have no arrears of rent at all, and every man pays punctually to the time. In 1822 "the arrears amounted to 6,000*l*. . . . There is no difficulty in letting any sized "farms on this property, and our best farmers are on the biggest ones."

Mr. Hayton, of Carlisle, says: "Good farmers, who are breeding their own cattle "and sheep, are not losing, and neither are those who work the land themselves and "employ but little labour."

Mr. Thomson, agent to Sir Wilfrid Lawson, says: "We have no farms on our "hands and we have no difficulty in letting them."

Mr. Punchard, agent to the Underley estates, writing in July 1895, says: "Farmers "are holding their own and, in some cases, recovering a little of their lost capital, "as witness the rise in price of store cattle this spring, consequent upon efforts to make "up stock. But it is feared that most of the capital lost in past years is irrecoverable."

An auctioneer of stock stated in June 1895: "There are plenty of good farmers "on good farms, who stop at home, and making money out of those who are losing it. "A man with sufficient capital who attends to his business can still hold his own."

The position of the "statesmen."

51. Before leaving this subject I must allude to the position of the freeholders or "statesmen" as they are called in this county. This class of men has been gradually diminishing in numbers for many years, and the position of some of them is now worse than that of tenants, owing chiefly to charges which they or their ancestors have put upon the land. It is difficult to say whether the larger proportion of them are mortgaged to such an extent that they are paying more in the shape of interest than neighbouring tenants are in rent. I am inclined to think that, generally speaking, the statesmen are in a worse position than that of tenants, especially where the property has been in their families for generations, and consequently subject to family charges.

At the Holm Rook meeting there appeared to be a division of opinion as to their position.

Mr. Pattinson said: "They will not be losing," and I thereupon asked him why their numbers were decreasing, which elicited the answer from someone else "that "possibly they may live too fast."

Mr. Robinson thought that some of the statesmen are far worse off than tenant farmers; and Mr. Brown, a solicitor and agent to Sir Thomas Brocklebank, Bart., of Greenlands, said at the meeting: "My experience is that, in consequence of the legacies "and annuities with which many of the estates are saddled, statesmen have heavier "burdens to bear than the ordinary farmer."

Many of the statesmen have had the land in their families for generations; some can trace their possession of it back for several hundred years.

Mr. F. Grainger, who owns 168 acres at Holme Abbey, has had it in the family since 1605, and I know several other cases where land has been held for 200 years, and three cases of over 300 years.

The Cumberland statesmen are, therefore, not in the position of so many of the freeholders in Lincolnshire, who bought their land in the sixties and seventies, when the price of land was at its highest, leaving the larger portion of the purchase money on mortgage. The charges that exist have been chiefly created for the benefit of relations, except in cases where there has been extravagance.

It is in the natural order of things that mortgages should be put upon these small properties, for when a statesman dies and leaves the property to his eldest son he is bound to make some provision for the widow and unmarried daughters.

Now there have been three causes for the gradual diminution in numbers of the statesmen. In the first place, many of them, tempted by the high prices offered for their land by large landowners, have sold, sometimes remaining on in the same farm as tenants. Secondly, a number of them, since the lower prices, have let their land to tenants. But, thirdly, the qualities which are necessary to ensure success on a small holding, and which should be conspicuous both in the owner and his wife, namely, energy and thrift, are not necessarily hereditary qualities, and though these are fortunately the predominant ones among the agriculturists of Cumberland, still there are cases where land has had to be sold because the mode of life, which was pursued by the father, and accompanied by success, was not acceptable to the son.

In cases where statesmen sell their land to a large owner, and remain on in the farm as tenants, it was asserted that they do not as a rule make good ones, for "they "live as they did before and forget that they have a rent to pay."

At the meeting of the Cumberland Farmers' Association, when discussing the position of the statesmen, Mr. F. Grainger, whose family, as I have stated, have owned their land since 1605, said, in reply to a question from me, "I would rather be a tenant than an owner." He stated that small owners had felt the depression very much. "Eldest sons, who inherited land, have had to pay money out to their relatives "on the basis of the high prices of 20 years ago, and the consequence is that a great "many small owners are over head and ears in debt. Not only have prices fallen, and "the rentals, but the number of years at which the land could be bought has shrunk. "Thirty years ago land could be bought at 33 years' purchase, and now it has fallen "to 20 or 25. Statesmen are usually mortgaged."

Mr. Grainger has furnished the following interesting figures showing the gradual extinction of the statesmen in the parish of Abbey Quarter in the Wigton Union. It will be observed that agricultural depression is not the cause of the decrease in their numbers:—

Year.	Number of Statesmen.	Number of Leaseholders.	Average Size of Holdings.
			Acres.
1604	83	None	42
1648	81	6	34
1780	51	9	58
1812	38	18	58
1837	30	20	100
1864	21	29	100
1894	9	41	100

Mr. Grainger also sent the following note on the position of the statesmen:—

"The decrease in the number of yeoman in the parish practically began at the commencement of this century, the decrease from 1780 to 1812 being 25 per cent.; from 1812 to 1837, 21 per cent.; from 1837 to 1864, 30 per cent.; from 1864 to 1894, 37 per cent. Those who remained during the period of 114 years, 1780 to 1894, were scarcely one-fifth in number. Up to the enclosure of commons in 1812, the average holding, 58 acres, was cultivated by the yeoman and his family. The enclosure and consequent increase of holdings from 58 to 100 acres necessitated either the hiring of servants or keeping the whole family at home. The rise in the price of land consequent on the Napoleonic wars probably induced many yeomen to sell their holdings.

"In some cases the idea that the yeoman could manage to live without special effort and frugality led to his holding not being so well looked after as that of his neighbour, who was obliged to have his rent in hand twice a year.

"As the rise in price of land induced many yeoman to sell, so the fall in prices since 1874 has induced many to let their holdings, they being unable to live there themselves.

"Their tenants, though as a rule not farming the land better, are generally either husbandmen who have saved money, or who are content to live more frugally, and work harder than themselves.

"The children of yeomen, who 40 years ago were willing to take their share in farm work, now prefer to go out as clerks, shopmen, governesses, or nurses. The yeoman's prosperity, as, indeed, that of all small holders, depends equally on the industry and ability of the wife and family as on the head of the house. A man possessing, say, 5,000*l.* in real property feels bound to give his family a fairly good middle-class education. Naturally the family, especially the females, object to menial and manual work. In consequence the yeoman lets his farm to a working tenant,

whose family are accustomed to take their part in farm work, and the yeoman's family drift into town situations.

"I am afraid that, unless special legislation is enacted, or a change for the better takes place in agricultural matters, the yeoman will soon become extinct. This is without doubt to be regretted. Forty years ago the parishioners of this parish were a superior class to those of the present day. Owing to the size of holdings being comparatively small, the present holders are not so well educated or intelligent. And there is not the same interest taken in parish affairs as in the case when each farmer had a personal interest in his holding and in the district."

It will be of interest to quote the late Mr. Coleman's reference to the disappearance of the statesmen which, for some reasons, he deplored, though he considered the change on other grounds to have been beneficial :—

"When Pringle wrote his report of Westmorland in 1797 a large proportion of the land in both counties was occupied by statesmen, *i.e.*, men who owned the land. The holdings were mostly small, ranging principally from 10*l.* to 50*l.*, occasionally rising to 100*l.* a year of annual value. There was a time when these men were a flourishing part of the community, and reared in habits of thrift and industry; their offshoots went out into the world, and in not a few cases built up large fortunes in trade, frequently returning to their native county, there to found families which became famous. This much respected class has gradually disappeared, until at the present time they are nearly extinct; a few only remain, principally in the mountain dales. However we may regret the change, it appears to have been inevitable. Land is an expensive luxury, and not a profitable investment. As civilization progressed, and the cost of living increased, returns were not proportionately advanced. The land became gradually burdened with charges, and often suffering in condition, was eventually parted with, going as a rule to swell the larger estates. Nor as regards the public advantage, need such a result be lamented, for it is quite certain that a flourishing tenantry under a liberal and wealthy owner, are far more productive than owners whose means are too straightened to allow of the proper application of capital.

"Probably the most complete illustration of this change is seen in the Earl of Bective's fine property at Underley, which comprises about 25,000 acres, of which a considerable proportion is hill land. A large part of this property was formerly owned by small proprietors, mostly statesmen. These men held on as long as possible, and were eaten up by debts and charges, and the soil wretchedly impoverished. The trustees of the late Alderman Thomson, who himself, if I mistake not, sprang from a statesman family, bought up the farms by degrees, and there is still money waiting similar investment. In no case did the investment pay more than $2\frac{3}{4}$ per cent. on the purchase money. In many instances the former owners continued as the tenants; and when the land was drained and limed, and proper buildings erected, these men, who were formerly hard up, became well-to-do farmers. A better example could not be found of the truth which I have so frequently insisted on, that the influence of large estates when well worked is decidedly good for the public weal. The Underley Estate probably yields more than double the produce of which the land was capable when divided and ill-managed.

* * * * * * *

"Some idea may be gathered of the work at Underley by the following particulars of outlay during the last 15 years :—

	£	s.	d.
Buildings and repairs	98,122	10	10
,, and machinery	1,886	8	5
Draining and embankment	9,757	17	4
New fences	2,192	3	6
New roads	2,465	11	3
Bones and lime	4,364	0	5
	£118,788	11	9

"Mr. Punchard states that much of this outlay was absolutely necessary, owing to the dilapidated state of the holdings and to the wet impoverished condition of the soil. Some of the land is difficult and costly to drain, owing to the presence of 'sammell' in the sub-soil; where this occurs the drains are filled up with stones, so as to secure porosity to the surface. The drainage costs on an average about 10*l.* an acre. Whatever the results may be financially of this spirited enterprise, there is no doubt that the

public are great gainers by the increased produce of which the land has thus been rendered capable."

Another illustration of the beneficial results of capital applied under good management to land can be seen on the Netherby estate, which is now one of the finest properties in the north. In 1822 many of the holdings were very small, the population very poor, many of them being squatters who were hand-loom weavers. The soil was impoverished, the buildings were scanty and ill-constructed, and even on some of the larger farms the houses were composed of mud. Moreover, the property was mortgaged and there were arrears of rent, amounting to 6,000*l*. Many of the tenants had not 3*l*. an acre capital. Rents at that period were about 17*s*. 6*d*. an acre.

But a great change took place soon after this, when the famous Sir James Graham came into the property. He at once commenced road making, draining, planting, and liming. The arrears of rent were forgiven and, in addition, reductions of 10 to 15 per cent. made. He enlarged the holdings of the men whom he thought would do well, and created many small ones as stepping stones to large farms. There are now 67 farms out of 107 under 200 acres, 27 of these being under 50 acres. He also made 60 crofts from 6 to 10 acres with buildings for the weavers, but it was found that they could not live on them, and now men on wages rent them. Sir James then gave 19 year leases, and these expired in 1842, when Mr. Brown, who still lives on the property, and who has for so long been identified with its increasing prosperity, came as agent.

The farms were then re-let for 14 years at low rents, as there was at that time great depression in agriculture, prices being very bad. The following prices were given to me by Mr. Brown:—

Produce.	1842.	1894.
Wheat, 3 imperial bushels	14*s*.	12*s*.
Oats, per bushel	6*s*. 6*d*.	9*s*.
Best top lambs (Cheviots)	6*s*. 6*d*.	14*s*.
Pork, per stone	3*s*. 6*d*. to 3*s*. 9*d*.	6*s*. to 7*s*.
Yearling cattle	5*l*. to 6*l*	9*l*. to 10*l*.
Best Clydesdale horse	25*l*.	60*l*.
Mutton, per lb.	4*d*. to 5*d*.	8*d*.
Beef, per lb.	4*d*. to 5*d*.	6*d*.

In 1856 the farms, were again re-let for 14 years up to 1870. By this time the estate was enormously increased in producing power, and possessed a tenantry of which a landlord might well be proud.

Between 1822 and 1890 a sum of 240,000*l*. was spent on the property. The rents per acre now are 20*s*. an acre for farms up to 100 acres, and 24*s*. over 100 acres, but excluding some of the hill farms.

Effect of the depression on different sized farms.

52. It is very difficult to come to any definite conclusion as to whether large or small farmers have suffered the most. Much, of course, depends on the soil and on the man.

A great many witnesses state that the small farmers, on holdings up to 150 acres, have suffered the least because they employ little or no outside labour, and thus save the labour bill. If this view is correct then the statement, that such men pay in the shape of increased rent the wages that they ought by right to give to their sons and daughters, must be incorrect.

The evidence given by landowners and agents, to the effect that farms up to 150 acres are the easiest to let, might seem to lead to the conclusion that these are doing the best. But this, I think, is partly due to the reduced profits of the smaller farmers, which prevent their taking larger ones, and also to the fact that men of capital are afraid to put it all into a large farm at present prices.

The smaller farmers in a great number of cases, and also their wives, have been farm servants. They thoroughly understand their business, and, as a rule, work immensely hard, but they frequently start with too little capital, either because they take a farm before their savings entitle them to do so, or because they take a larger farm than their capital warrants, and this, in my opinion, is one of the chief reasons which frequently places them at such a disadvantage. They are not infrequently short of stock, or have to purchase that of an inferior class; they frequently have insufficient implements or horses, which they borrow from each other, and so have to wait to conduct their farming operations, instead of doing so at the most propitious season. Again, to obtain ready money, they may have to sell when prices are lowest, and when they see a bargain in the market they cannot take advantage of it.

At Kirkbride, in the neighbourhood of Wigton, where there are a great number of small farms rented from people of small means, many of the tenants being men who are very short of capital, Mr. Johnstone, of Kirkbride, stated: "A man with sufficient "capital on a small farm should live. But without capital you cannot. There are "farmers here at cheaper rents than mine, but they have no capital and cannot get on. "*If some of these small men had rent free they could not live.*"

But the small farmers with capital are, I think, holding their own, though they are having a struggle to do so, and this class of man is as likely to survive the pressure of difficult times as any other.

On the other hand, the larger farmer is usually a man with command of a larger reserve of capital, and is thus enabled to better withstand a long period of low prices. He has the advantage of being able to keep his land efficiently cultivated, and by good management of labour he can ensure that there shall be a minimum of waste. He can also wait to sell at the most favourable season, and can buy when a good opportunity offers.

But a large farmer with insufficient capital is, I think, in a worse position than a small farmer with insufficient capital, because if he curtails labour his land suffers, whereas the small farmer curtails none, as he employs no outside labour, and further, the large farmer cannot economise by living harder, because he has to keep for his hired men what would seem to south country labourers a luxurious table (*see* paragraph 65). A small farmer said at Kirkbride, "The small farmers have meat twice or "three times a week, but the labourers have it two or three times a day."

On the Netherby estate I understand that the larger farmers, particularly those who turn their attention to stock and pursue a mixed system of farming, are prospering.

Mr. Brown stated at Netherby: "I attach great importance to our mixed system of "husbandry. It is only by keeping a large head of stock that you can meet these "low prices. Far more stock is kept on the property now, but it is not so much home "bred, they buy a good many Irish cattle. Of course the increase in the stock means "increased expenditure for the landlord, but you must find this for them, and it is "the way they can be helped.

"Our farmers also go in for sheep, pigs, poultry, eggs and butter. Some men have "paid their rent by pork alone."

Again, Mr. Punchard, agent to the Underley estate, says: "Medium-sized mixed dairy "and stock farms have stood the depression best, though the proportion of capital has "been a material factor with all classes in withstanding the depression."

Referring to the same subject Mr. Barnes, who farms over 400 acres near Wigton, says: "Farmers now have to look to stock to pay the rent. *My grain now all walks to "the market.*"

Mr. Johnstone, of Kirkbride, farmer and dealer, considers that farmers who are judges of stock, or with sufficient capital to buy when good bargains present themselves, are doing fairly well. He says: "In these days a man must have capital and "a good head. The old system was never to buy but breed everything, but now-a-"days you must buy and turn your money over, or else you have nothing to sell off "the farm to make your rent of. Some of the younger men with a knowledge of "buying are doing better than the old ones. These go to the marts and buy and turn "money over. The older fashioned small farmer keeps his money in the bank, and "does not turn it over. But on some of the soft farms (not clay) where they go in "for mixed farming, some farmers, both large and small, are doing better and holding "their own with great care."

When considering the relative position of the large and small farmers, it must be borne in mind that, generally speaking, the difference in their social position is not sharply defined as is frequently the case in southern counties, where the gentleman farmer frequently is to be found. A great number of large farmers have been small ones, and in some cases were farm servants.

The farmer who gets on to a large farm makes but little difference in his mode of life as far as work is concerned, though he can bring up his family better, and can keep a better table, but in some cases this is done more on account of the hired men than of the family.

Small farms looked upon as stepping stones to larger ones.

53. In Cumberland, therefore, the small farmer is not one distinct class, and the large one another, as, for instance, in Lincolnshire. In the former county a small farm is looked on as a means to ultimately getting on a larger one. The evidence following will show that the Cumberland small farmer has no desire to remain in that position. Fixity of tenure, in the sense of permanent possession, is not the ambition of these hard-working and intelligent people, "We want to be climbing up" is an expression

which can be frequently heard in the north. Mr. Brown, for many years agent to the Netherby estate said "The farmers who have been foremen and labourers, keep "climbing up. They are never satisfied to stand still. They like going on."

The advocates of a rural Arcadia composed entirely of small holdings would find a very unsympathetic audience among the hard-headed agriculturists in this county, be they farm servants or farmers. They would find that small farmers in Cumberland look on their farms as the means to an end, their one ambition being to become larger farmers, and to accomplish this they toil and strive, and save.

Mr. John Harrison, of Brotherilkeld, who was formerly a shepherd, and who is now farming a hill farm of 3,200 acres of Lord Muncaster, said: "I think that a small farm "should be a stepping stone to a large one. I prefer a large farm myself, as I can do "better upon it when times are good."

It will be of interest to quote the words of the late Mr. Coleman on this subject from his report on Cumberland and Westmorland to the Duke of Richmond's Commission: "It is sometimes said that the tendency of modern education is to unfit men for their "position, by making them anxious to rise above it. All I can say is that the pros-"perity of the farmers in Cumberland and Westmorland, is attributable mainly to "their extraordinary industry and careful habits, *which are induced by the desire to* "*improve their condition.*"

Mr. Little, agent to the Earl of Lonsdale, stated to me in 1892, "We have plenty of "large farmers who began life as farm servants. There are several of them on 300 or "400 acres. They begin as a farm servant and perhaps marry a dairymaid, and "the two put their united savings together, and take a small farm."

Mr. Nelson, agent to the Earl of Leconfield, said: "There are many instances of "farm servants becoming farmers. For many years past wages have been good, and "clothing and the other necessaries of life cheap, consequently a youth of thrifty "habits could early begin to save money, and in middle age he could take a small farm "and generally speaking do well, increasing the area as time went on. There is one "not far from here, paying 350*l.* per annum rent. He and his wife were both farm "servants."

Mr. Brown, late agent to Sir Richard Graham also made the following interesting statement: "We have three brothers farming 3,000 acres. Their father was a foreman "on 14*l.* the half year. He began to farm paying 35*l.* a year rent, and then got on to "a 150-acre farm. He had 10 or 12 children to help him. Subsequently he got on "to a 500-acre farm. At last a farm rented at 1,000*l.* a year fell in, and he came and "said that he could stock it all with his own money, which he did. He then took "another 700 acres at 1,100*l.* By this time he was farming 2,000 acres at a rent of "2,100*l.* a year. The family are still farming this acreage, and a 1,000 acres in "addition. Another brother is farming on the Springfield estate."

Mr. Alexander Watt, agent to Lord Muncaster, says: "Most of our small men under "100 acres have been farm servants, or their fathers before them. We have a man "on a 450-acre farm, who 30 years ago was a farm labourer, and he will now "get up at 4.30 a.m. in the summer and work with his men. These men, with "sufficient capital, are very desirable tenants. Encourage them, and you will retain "them in the county, and increase the small industries."

A remarkable man, Mr. Joseph Hope, aged 90 years, and who seemed as active as a man of 60, retired a few years ago from a farm rented at 400*l.* a year. He began life as a farm servant, and when he had a wife and four children was working for 1*s.* a day for eight years, and saved enough money to take a farm of 32 acres. He had this farm for 30 years, though he kept on increasing the size, and saved 1,600*l.* He then took a farm rented at 400*l.* a year. He thought that he could make farming pay still, and expressed the opinion that if farmers now lived as they used to they could get along. "They have," he said, "far more luxuries now. I think their pride is the "cause of it."

Another witness, Mr. T., of B,, began life at 17 years of age as a farm servant at 6*l.* for the half year, and it will be seen from his evidence in Appendix B. 1, that he became a successful man and saved money. Scores of similar instances could be given, and I am acquainted with numbers of farmers, both small and large, who began life as hired farm servants.

It may be of interest to quote the evidence of a farm servant, not a hired man, who has already begun to acquire land: "I work on a farm and look after the cattle and "horses. I am 29 years of age. I began life as a plough boy at 3*l.* 10*s.* the half "year. By the time I was 28 I had saved 200*l.*, and then took 7 acres with a house "and buildings at 50*s.* an acre. I keep cows, a pig, and 40 fowls, which my wife

"looks after. The fowls are doing pretty well. I think they pay. I think that no "man can live on less than 30 acres. I think that perhaps I may be able to take a "30-acre farm in five years' time. Farm servants hired in the house can certainly "save money. They can get on a farm so much cheaper now, and so they have not "so long to wait."

Evidence of farmers as to which sized farms have suffered most.

54. But there is a difference of opinion among farmers as to which sized farms have suffered least, and I will give the following samples:—

Mr. Joseph James, who farms 220 acres on Sir Wilfrid Lawson's estate, says: "Mixed farms and turnip soils, or medium sized tenements, have suffered least. "Large cold farms and small tenements have suffered to a greater extent."

Mr. William Briggs, 800 acres, of Tallentine, Cockermouth, says: "I think that "all have felt it alike, but large farms occupied by men of energy and fair capital "have stood it best."

Mr. Joseph Carson, 190 acres, of Holme, St. Cuthbert's, Wigton, says: "Small "farms have felt the depression least."

Mr. Wilson Story, 535 acres, Sir Richard Graham's estate, says: "Farms about "200 acres have suffered least."

The Messrs. Tinning, 630 acres, Sir Richard Graham's estate, say: "The small "farms have suffered least."

Mr. Barnes, 450 acres, of Baurgh, Wigton, says: "Big farms can be managed with "less expense than small ones, because you can manage your labour more economically "so that there shall be no waste. Small farmers, who are industrious and with "families, are doing fairly well if they started with sufficient capital."

Mr. Joseph Pattinson, 94 acres, Drigg, says: "Farms from 200 to 400 acres have "felt the depression least."

Mr. Tom Newby, 500 acres, Muncaster Head, says:—"The men who employ labour "have suffered most, more than the men on 50 acres who farm their own land. "Again, a large farmer has to provide better food for the men than what small "farmers and their families would eat."

Evidence of farmers as to the position of small farmers.

55. It is frequently said by small farmers that they work as hard or harder than hired servants, and are not so well off in a pecuniary sense at present prices. But no doubt in the better times they were able to make a fair living, for, as has been already shown, it is not uncommon to find men on large farms who began life as farm servants or small farmers. It is, however, intelligible that an unmarried hired farm servant, with from 24*l.* to 30*l.* a year, with his board, lodgings, and washing found, has more ready money to spend than a man with a family on a small farm.

It will, I think, be of interest if I quote the evidence of some of the small farmers, or those who have been such, with reference to their position.* [Appendix B. 1.]

Mr. John Harrison, of Brotherilkeld, who formerly was a shepherd, and who now has a large hill sheep farm of 3,200 acres, 187 acres of which is enclosed, says: "A man "on wages as a shepherd is better off than a small farmer on 60 to 100 acres. I know "this as I began life as a shepherd, after which I took a 100-acre farm for eight years "where I did well, and then came to my present farm. Small farmers live no better, "dress no better, have not more money, if as much, and do not rest so quietly at night. "I do not advise a shepherd to take a small farm now, even though he could get on "better owing to low prices. If it had not been for the system of hiring sheep, I "could never have taken my present farm."

Mr. Tom Newby, farmer, of Muncaster Head, says: I think that a man who works "a 50-acre farm with the help of his family can save money, though I think that the "sons and daughters are very foolish not to go to service. I think that the farm "servants live better than the small farmers."

Mr. Robinson, Cookson's farm, Irton, 134 acres, says: "Many farmers have been "labourers at the commencement, and such men often take other people's stock in as "they cannot afford to buy it, and they often work themselves up that way. A man who "has had to work for his money is, as a rule, more careful with it, manages better, "and does not spend it so freely. I do not think that men who have the most money "at farming always do the best. I should prefer to lend my money to a thrifty farmer "who has been a labourer. A farm, up to 150 acres, is the best size for a man to "manage."

* These witnesses, with the exception of the first three, farm in districts where the land belongs to people of small means; where the farms are chiefly small ones, and often occupied by men of insufficient capital, and where markets are at a distance. The evidence quoted in paragraph 55 was taken in September 1894, with the exception of that of Mr. Cooke who gave his in June 1895.

Mr. Joseph Cooke, of Irton, 60 acres, says: "My father had a farm, and I went "out to service when I was a boy, and did so for 18 years. After that I took this "farm, borrowing a little money to stock it with, which I paid off at the end of the "first year, and then started clear.

"I keep about 20 head of cattle, of which eight are milking cows, also 25 sheep, "two horses, and eight pigs, also poultry. . . . The first six years were good "times. In 1886 I began to feel the depression, but 1893 and 1894 were the worst "years I had, as the price of stock was so low. . . .

"Rent is 65*l.* with a 10 per cent. abatement for the last five years.

"I stand in Whitehaven market and sell direct to customers and never to middlemen "if I can help it. This year I have five acres of early potatoes, and I shall sell them "myself in the market. I always try to get a rent out of potatoes, a rent out of cattle "and sheep, and a rent out of pigs. If I can make three rents I am quite satisfied, "and have something for myself.

"Labour costs me 1*l.* an acre. I keep two hired men, one 20 years of age, the other "16 years, and a girl. One man gets 7*l.* for the half year and his board, the other 5*l.* "and his board, and the girl 5*l.* and board. . . .

"The first six years here I saved some money, and I get some interest on that. If "cattle went up a little now we could save money with work. I work harder than a "farm servant, but I am better off from a money point of view than if I had "remained one. It is work and perseverance which help us here."

Mr. Doyle, of Glasson, says: "I rent 33 acres of arable land and 7 acres of moss. "I work the land with the help of an old man and my wife. The rent was 60*l.*, and "is now 58*l.* The rates and taxes are 5*l.* The landlord pays the tithe which is 17*s.*

"I keep three milk cows and four young ones, also pigs but no sheep. I am growing "in 1894, 6 acres of oats, 5 acres of turnips, 1 acre of barley, and 1 acre of potatoes. "I buy 5*l.* worth of artificial manure a year, and at least 10*l.* worth of cake. . . . "I just kept straight in 1893 when I had a good year, and I have just kept straight "for the last five years, but have had to draw 50*l.* from savings. I am giving up my "farm because I cannot get it at a lower rent. My landlord is a Scripture-reader, and "that is all he has. We small farmers work far harder than labourers. . . . I "never yet heard of a small farmer paying his sons and daughters wages. The last "four or five years the small men have been complaining about rent. It is a very "near thing with the small men now. They are barely feeding and clothing them-"selves. A small man on under 100 acres can live at a moderate rent."

Mr. Robinson, Bowness, says: "I own 80 acres of plough land and 60 acres of moss. "This has been in the family for 200 years. I pay 6*l.* tithe, poor rate at 2*s.* 6*d.* in the "£, and road rates at 6*d.* in the £. I have given over growing wheat. I grow oats "and turnips now, and graze more than I did. I breed all my own cattle. I have "now 20, and 6 of these are milk cows, and I generally have 7 to 12 breeding cows. "I have turned down 30 acres to grass in the last 30 years, and it has made very fair "pasture.

"The small men on 50 or 60 acres are just scraping along. Some may be losing "money. With that class of farm rent just makes the difference . . . . The "small men have suffered most because they pay higher rents and have less capital. ". . . I myself work harder than a labourer, and for 10 or 12 years I have not "put a penny away. After paying a man and a boy, we only just feed and clothe "ourselves, that is myself and two daughters. No doubt men can still make a living "at a reasonable rent on fair land. The Government cannot do anything. It is all a "question of prices."

Mr. Brown, Bowness, says: "I have 100 acres of plough land and 156 acres of "rough land. The rent of the plough land is over a guinea an acre, and was 23*s.* ". . . Small men on 50 and 60 acres have very hard work, and are barely holding "their own. The small farmers have suffered more than the big ones, as they have "higher rent and less capital."

Mr. Reed, of Kirkbride, 50 acres, says: "I farm 50 acres, and am about 70 years of "age. My father and I have farmed it for 80 years. The rent is now 60*l.* a year. "I keep 20 cattle, 6 are milking cows. I also keep a few sheep. Also pigs and "poultry, and the pigs have been doing best of anything lately. We make butter "and send to Carlisle at 1*s.* a pound, and it has been as low as 8*d.* . . . I work "the land with the help of a boy of 13, who has worked a pair of horses for two "years. My wife and daughter also help.

"Many a time in summer we work from 3.30 a.m. for 16 hours. We all work far "harder than labourers, and I am sure, that I do not feed or dress as well as a

" labourer. I should be far better off as a labouring man. The small farmers have " meat twice a week, and some three times. Labourers have it two or three times a " day. It just takes us all our time to keep 'ban on neck.' . . . About the " Crimean War time was our best. If we had not saved money up to 20 years ago " we could not carry on now. We have spent 200*l.* of our savings in 20 years. " All round here the farmers' sons and daughters work for nothing. I do not know " one case where a father pays his sons and daughters wages. They give their sons " a shilling or two sometimes to buy tobacco. A girl is far better off in service than " staying at home. A labourer can bring his children up better than a small farmer. " . . . I think that most of the small tenants are losing money here. . . . If " prices do not better, and rent remains the same, a number of small men will not be " able to go on. 1892 was the worst year that I ever had, and I lost 30*l.* Small men " feel the want of capital very much. If we had it we could do better. We cannot " take advantage of bargains at a market."

Mr. Watson, Whitrigg, says: "I farm 27 acres, of which 3 acres are under the " plough and the rest meadow and pasture. My father, my wife, and I work the land. " My father owns the farm buildings and 3 acres of land. The rent of 17 acres is 36*l.* " It was 40*l.* 10 years ago, and I think it is too high now. . . . We have eight " cattle, six of which are milking cows; buyers come to the farm for our butter. We " breed our own stock, as we have not capital enough to go to auction marts and make " bargains. We have a few fowls, but no sheep or pigs. We buy no cake, but Indian " meal, and we consume our own grain. We get plenty of farm yard manure.

" We are just living and paying our way with hard work, and I think that the other " small men are just doing the same. We all work far harder than labourers. My " wife is now forking up corn on to the stack. . . . I know if I were a hired man " I should be much better off than I am now, for I could save 20*l.* a year."

Mr. Storey, Kirkbride, says: "My farm is 98 acres, half of which is grass. Five " years ago the rent was 160*l.* In 1894 it was 130*l.*, the tithe is 12*l.*, and the rates " and taxes 1*s.* 6*d.* in the pound, on an assessment of 117*l.* I am leaving the farm " because I cannot get a reduction of rent. I have bid 100*l.*, and would stop at that, " and it would then take me all my time to live. The owner is a solicitor.

"I work the farm with the help of my wife and a hired man in the house at 10*s.* a " week and his meat. I work twice as hard as any labourer. At the present time I am " working from 5 a.m. to 8 p.m. A labourer is better off as regards food, clothes, and " peace of mind. I have no wheat or barley, but 28 acres of oats. I have 25 cattle, of " which seven are milk cows. We breed our own, and I have not bought them for " many years. We also sell butter in Kirkbride to the shops. My wife keeps a lot " of poultry, but I think they do not pay.

" For seven years I have lost money, in all about 200*l.* of my savings, besides which " my valuation will be much less than when I started. Altogether I may be 500*l.* " worse off. . . . No small farms in this district are unlet. All the small farmers " work very hard, and also their wives, sons, and daughters. I believe that the small " farmers in this district are bound to be losing money. It is difficult to say for " certain, as they never will say anything. Want of capital beats the small men. We " cannot take advantage of bargains. It might help us if the Government were to " advance money at a cheap rate."

Mr. Bimson, Cardurnock, says: "My father and I have been farming here for 29 " years on 55 acres, of which 49 are under plough. We are on a lease to expire in " five years. We are farming on a five course, to which we are restricted, but should " farm the same if we had no restrictions. If the land was better we should turn " more to grass.

" I work the land with the help of a hired man, a woman servant, and also my wife. " I have a family of eight young children.

" We keep 18 cattle, five of which are milk cows, and we generally breed our own. " We take our butter to Carlisle. We have a milk house to keep our butter in, as " most of the small farmers have. They do not keep the butter in their larders. No " one sells milk here, as we have no population to buy.

" Rent is 1*l.* an acre. Rates and taxes come to about 4*l.* The rent has been the " same for 29 years. Over 16 years ago, when my father's rent would have been " raised, he built a barn instead. My landlord only owns this land, and is a clerk in " a town. His family were statesmen who got into difficulties.

" Our farm buildings are fairly comfortable and sufficient, but want repairing. We " never ask for repairs, as we think it of no use. Some of the land wants redraining. " I did 10 acres myself, using old tiles.

"Up to 10 years ago we did well on the farm and saved a lot of money, but for five "or six years I could not have done without the interest on the money saved. I have "not touched any of the capital yet, and before I do I shall give up the farm.

"I work harder than a hired man and for longer hours. But all the same I am "really better off in the country than I should be in a town. "My eight children "get food and clothes, and, above all, they get plenty of milk. And, hard as we "work, it is a healthy, pleasant life. I have been brought up to no trade, and I "believe I do better here on the capital I have than I could do in a town. Besides, I "am free and my own master.

"The small farmers here are just holding their own. There is not one in the village "who is behindhand with his rent. The sons and daughters of small farmers have no "wages here. On fairly good land, and at moderate rents, farmers can still live."

Rates.

56. The total expenditure in the nine poor law unions in the year ending Lady Day, 1884, was 121,620*l.*, and in the year ending Lady Day, 1894, was 136,375*l.*, or an increase of 14,755*l.* The Treasury subventions in the first period were 5,269*l.*, and in the latter 12,472*l.*, or an increase of 7,203*l.*

The rate of expenditure in the £ increased in all the unions in the latter period compared with the former, except in the Penrith Union, where it remained practically stationary.

The rate of poor rate in the £ decreased in six unions and increased in three.

The rateable value decreased in seven unions and increased in two, namely, those of Carlisle and Bootle (Appendix A. 6).

Tithe.

57. The question of tithe was seldom referred to, and it is a subject that excites little or no attention. The tithe in the county only comes to 9¾*d.* per acre under crop.

Since the Tithe Act was passed tithe has been merged in the rents whenever any adjustment of rental has taken place. Generally the amount has been looked upon as so much reduction of rent.

Game.

58. Cumberland is not a game county, and there is really very little grievance about over-preservation. There are many districts where there is no game at all. There are, however, several estates where a large head of game is preserved, but I sent circular forms containing questions referring to game to farmers on the large estates, and none of them made anything in the nature of a serious complaint. Two or three farmers thought that, where damage was done by pheasants, compensation should be given. I asked at the meeting of the Cumberland Farmers' Association at Carlisle, whether there was any grievance over game preserving, and it was stated that such cases were rare.

Several farmers write that they like to see their landlords come and have a good day. One farmer I have known for some years on a 100 acre farm which is surrounded by woods, not belonging to his landlord, containing a great many rabbits and hares and also pheasants, suffers a good deal from their depredations. I asked him why he did not shoot some of the hares, and he replied: "Aye, but I like to see landlord "come and enjoy himself with them."

There is, however, one property where it is said that tenants would get notice to quit if they killed the hares and rabbits. This is, I believe, quite an exceptional case, and is the old story of an estate being purchased by a gentleman who made his money in trade, and who expects to get his pound of flesh out of everything and everybody on the property. A small farmer in the neighbourhood of this estate said that he thought there ought to be an Act of Parliament passed to enable tenants to shoot the hares and rabbits, and he could be scarcely made to believe that such an Act had been in existence for about 15 years.

Farmers usually considered that the Hares and Rabbits Bill had been beneficial. Cumberland never was a great county for hares, but in many districts there were a number of rabbits.

Some six or seven years ago rabbits were very numerous in certain districts on the western coast, but it became a common practice for farmers to let the right of trapping them to rabbit catchers, who rented considerable areas. In a few years the rabbits greatly decreased, and in some cases the farmers are now keeping the rabbits themselves in order to sell in the market, and the numbers are again on the increase.

VIII.—Effect of the Depression upon Labour.

Number of agricultural labourers in the county.

59. The following were the number of agricultural labourers (males), taking all classes given in the Census Tables, including bailiffs, shepherds, all men in charge of

cattle, farm servants, machine proprietors and attendants, and drovers in the county in 1871, 1881, and 1891.

	1871.	1881.	1891.
	9,795	8,965	8,263
Decrease per cent. between the periods - - -		8·5	7·8

Classes of farm servants.

60. In Cumberland the majority of the farm servants are hired by the half year at Whitsuntide and Martinmas, and live and board in the farm houses. These are always unmarried men.

Married men, who are attached to the staff of a farm, live in cottages on the farm, or in villages. They are nominally engaged by the week, though they generally remain in their situations for much longer periods than the hired men. Their work is almost always regular, no deductions being made during bad weather.

Oddmen or casual men, of whom there are comparatively few, are called "darrickers" and are engaged by the day and work for different farmers.

Women and girls are also hired in the farmhouses by the half year, but they are getting more difficult to obtain every year, especially those who understand dairying, as they prefer to obtain situations in towns in shops, or in domestic service in private houses or hotels.

They seldom take part in field work, and are chiefly engaged in dairy work, and house work, though they may also feed calves, and attend to poultry, and sometimes undertake milking and help at hay and harvest if there is a pressure of work. There are, however, a few women who live in the villages or towns, who work by the day, but, as a rule, they are only employed at special times, such as turnip thinning, haytime and harvest. They are paid 1*s.* 6*d.* to 1*s.* 8*d.* a day, and 3*s.* 6*d.* a day at harvest.

Irish labourers used to come into the county for harvest, but the use of machinery, particularly the "self-binder," and also the decrease in the area of corn crops, have been the reasons for their non-employment in latter years.

The Hirings.

61. The principal hirings in Cumberland are at Carlisle, Penrith, Cockermouth, and Wigton. But it is getting more and more common for farm servants to regard the week in which the hirings take place in Cumberland, Westmorland, and Lancashire as a period of amusement, and they visit as many hirings as possible with the object of meeting their friends and taking part in the various entertainments which are provided. Consequently both masters and servants from Cumberland frequently attend in Westmorland the hirings at Kendal and Appleby, and in Lancashire* at Lancaster and Ulverston. The latter town is one of the largest hirings in the three counties, and is the principal one for women.

The engagements up to 1894, both in the case of men and women always, took place in the open street, but in that year, owing to the action of certain ladies who interested themselves in the question, a room was provided at Carlisle, Cockermouth, and Ulverston, for the use of the women, and it was found that farmers and their wives in search of servants were quite ready and willing to fall in with the new arrangements and to interview the servants there. In 1895 the system was adopted at Kendal and other places, and it may now be said to be established.

The quality of labour.

62. The quality of labour in Cumberland is good, and will compare well with that of other districts, though a number of employers state that it is deteriorating, chiefly owing to the most capable men seeking situations in towns. The high standard of labour may be attributed to a considerable extent, I believe, to the system of hiring. In the first place, the men are thoroughly well fed; secondly, there is not the temptation, and often there is not the opportunity for them to spend their evenings in the public house; thirdly, the fact of their living under the same roof as their employers, who in many cases have been farm servants themselves, creates a feeling of friendship and equality, and, in addition, the industrious example of every member of the household are causes which prompt the men to take a real interest in the prospects of the farm. Further, they are paid according to merit, and not all on the same level, whether good, bad, or indifferent, as in the eastern counties, and the wages which the more capable

* In the Garstang district, upon which I reported both for the Royal Commission on Labour and the Royal Commission on Agriculture, the hiring is a yearly one, and takes place at Garstang. This yearly hiring only obtains in the Garstang Union and in part of the Fylde Union.

can command enable them to look forward to the time when they can take a farm for themselves, with the possibility in the end of attaining a position of some importance and influence.

Mr. Herbert J. Little, writing in the Journal of the Royal Agricultural Society of England, in the Cumberland and Westmorland Farm Prize Competition, 1880, Vol. 16, Part II., No. XXXII., says: "For generations has the Cumberland and Westmorland "labourer been as superior in *morale* to his fellow of the south as he has been in "*physique*. He is, therefore, accustomed to the every day performance of tasks from "which the latter would revolt, even were he as equal to them as the other. Add to "this the constant supervision from dwelling in the same house as his employer, and "the superiority of fare from living at the same table, and we have some explanation "of his greater capability. His greater willingness probably springs from an ambition "to rise, which is easier of fulfilment with him than the southern labourer. Where "master and man are so much more nearly equal socially, there is more chance for a "superior servant to push his way."

Again, Mr. Colman, reporting to the Duke of Richmond's Commission, says: "The "training of the farm servant is admirably calculated to induce habits of thrift and "industry, and there is ever before him the prospect of honourable independence and "social advance; hence he begins to save with his earliest efforts. He moves from "place to place, always careful to select situations, not where the work is easy, but "where the master is a successful man, who understands his business; and it is a fact "that the best class of hired servants have often superior advantages to the farmers' "children, because the latter are brought up on their father's farm, and have not the "variety of experience which falls to the lot of the hired servant. Fortunately there "are in most parishes or districts, small as well as large farms, and the steady saving "servant often becomes the successful farmer. . . . . As regards the size of "farms, both counties are happily circumstanced; inasmuch as whilst the tendency "of late years has been towards consolidation, there are still, and it is to be hoped will "ever remain, sufficient variety to provide stepping stones or lower rungs in the ladder "of enterprise for the deserving farm servant to creep up to the position of master, "and instances could be multiplied, in which through such *media* men have risen from "the humblest positions to great wealth."

But little change in position of labourers since 1892.

63. There is but little change to note in condition or position of the farm servant since I reported to the Royal Commission on Labour in 1892. Owing to the low prices of sheep and cattle in 1892 and 1893, and also to the scarcity of the hay crop in the latter year, which injuriously affected the farmers, rather less labour has been employed in some cases, and, frequently, second class men, youths and boys hired, instead of the better class men.

Wages of hired farm servants.

64. The wages of the hired servants have, on the whole, varied but little in the last 10 or 12 years. In Appendix A. 3. will be found the rates of wages obtained at the Penrith Whitsuntide hirings by the different classes of farm servants in certain years between 1882 and 1895. The rates for the Michaelmas hirings are not given, but they are generally lower than in the summer term, owing to the shorter working hours, and to the fact that harvest is not included in it. The figures up to 1892 were agreed upon by a representative meeting of the Penrith Farmers' Club, and the figures from 1892 to 1895 I have obtained from reliable sources.

At Whitsuntide, 1891 and 1892, the wages of best men and second class men had reached their highest point during the years named, being between 16*l.* and 17*l.* for the half year for the former, and between 12*l.* and 15*l.* for the latter. But though during the next three years, up to 1895, the wages of the best men varied but little, those of second class men were 9*l.* to 13*l.* in 1894, and 8*l.* to 12*l.* in 1895. Again, the wages of boys were between 6*l.* and 10*l.* in 1890, 1891, and 1892, and between 5*l.* and 7*l.* in 1895. The wages of women hardly varied between 1892 and 1895.

But it is of interest to observe that in the Table in Appendix A. 3 wages were higher at Whitsuntide 1895 than at Whitsuntide 1882, 1888, and 1889, the only years in the eighties in which they are given.

In Appendix A. 4. will also be found the rates of wages obtained at the Whitsuntide hirings in 1894 and 1895 at Carlisle and Cockermouth, and also at certain markets in Westmorland and Lancashire, which I give because both employers and employed often attend the hirings outside the county to which they belong. The Ulverston hiring in Lancashire, particularly, is visited by those in the surrounding counties, as it is the principal one for women in the three counties named.

Food supplied to hired servants.

65. The hired servants get three meals a day, that is, breakfast, dinner, and supper, and light refreshments at 10 o'clock and 4 o'clock, known as "10 o'clocks and 4 o'clocks," in the summer, and sometimes all the year round. Formerly the "10 o'clocks and 4 o'clocks" were confined to harvest time, but of late years they have become general at other periods; and it is doubtful whether farm servants would now accept employment in a farmhouse where they were not provided.

Miss Barnes, of Baurgh, near Wigton, gave me in 1892 the following account of the food provided at her father's farm for the hired men:—

Breakfast.—Coffee, bread and butter, oatmeal porridge, treacle and milk.

Dinner.—Beef or mutton, potatoes, flour or roly-poly puddings, and on Sundays a goose.

Tea.—Tea, bread and butter, and cake.

Supper.—Boiled or cold milk, bread and cheese.

In addition, at 10 o'clock in summer each man has a pint of hot coffee and milk, and bread and butter.

Wages of married men.

66. The cash wages of married labourers regularly attached to the staff of a farm, who are not hired but nominally engaged by the week, vary somewhat, as perquisites such as potatoes, milk, firing, &c., are sometimes given in lieu of wages. A cottage is always provided free. I stated in 1892, and I believe that the same holds good now, that the minimum wage, whether paid in cash, or partly in cash and partly in kind, may be put at 18*s.* a week. [Appendix A. 5.]

The following examples were given me of the wages paid by two well-known farmers:—

		£	s.	d.
(1.)	Wages in cash	0	18	0
	House and garden	0	2	0
	Carting coals and allowing to keep poultry on the farm	0	0	9
		1	0	9

		£	s.	d.
(2.)	Wages in cash	0	18	0
	House	0	1	6
	Potatoes and coals carted	0	3	0
		1	2	6

Wages of odd men.

67. Odd men, or "darrickers" as they are called, of whom there are comparatively few, are paid about 3*s.* a day and usually find their own "meat" (food), though some farmers give them "10 o'clocks" and "4 o'clocks." But in the cases where farmers find them in food their cash wage is about 1*s.* a day.

It will be observed that the darrickers are in a worse position than the married men, as they have to find their cottages, their cash wages being the same; and further, they cannot rely on regular employment in bad weather or slack times. Still, some prefer to work as darrikers. Sometimes they rent a bit of land, so they can work upon it when not otherwise employed. At hay-time and harvest they often do pretty well, working for different farmers. They also earn extra money by taking piece-work.

Payment at haytime and harvest.

68. At haytime and harvest the hired men are not paid extra wages, though they sometimes get beer, and often as much tea as they want. Married men generally get their "meat" at these times in addition to their ordinary wages. Darrikers get 3*s.* 6*d.* to 4*s.* a day and their "meat."

IX.—Remedies and Suggestions.

Remedies and suggestions.

69. In this report I have already alluded to certain suggestions and proposals which have been made by witnesses, particularly with reference to the amendment of the Agricultural Holdings Act; and I will now shortly refer to others not previously mentioned, which were put forward during the course of this inquiry:—

1. The taxation of foreign manufactured articles until the system of free trade is adopted by foreign countries.
2. Lightening the burdens on the land by charging the public exchequer with the cost of the maintenance of the poor, of schools, of the police, of roads and sanitary matters, and by the abolition of the land tax.

3. The lowering of railway rates, and the abolition of preference rates over English lines to foreign produce. Increased railway facilities for getting agricultural produce, especially small quantities, to good markets.
4. Income tax to be levied on net incomes.
5. Equal division of rates between owner and occupier.
6. Further reduction of rent.
7. Stringent measures to prevent adulteration.
8. Stringent measures to prevent the false marking of foreign meat and other produce.
9. Facilities for borrowing money for improvements at a cheap rate.
10. A less expensive method of transferring land.
11. Co-operation in production and distribution of produce, particularly of butter.
12. The exclusion of live foreign cattle to prevent disease.*
13. Beer only to be so designated if brewed from malt and hops.
14. Abolition of market tolls.
15. Abolition of manorial fines, dues, duties, and services.
16. Credit banks.
17. County councils to have power to administer the cleansing of water courses, and to cut main drains to prevent flooding; the cost to be charged on the lands benefitted thereby.
18. Technical education and training in schools, in order that boys may commence to acquire a knowledge of agriculture as early as possible.
19. Bimetallism.

X.—Conclusion.

Conclusion.

70. I have shown in this Report that the farmers in Cumberland have, fortunately, suffered less than those in many other counties, and that this is so because they have been able, owing to natural advantages, to give up growing cereals to a large extent, and to rely more on the rearing of stock; and that, in addition, they have been enabled to withstand many of the serious consequences of the depression by the exercise of their judgment and skill in bringing the quality of their stock to a high standard, by the application of self-denial and thrift in their homes, and of zeal and energy in the performance of their daily duties. But I do not desire to give the impression that agriculture in Cumberland is in a perfectly satisfactory condition. That is far from being the case. Much capital has been lost in the county, particularly since 1886, owing to the ruinous prices obtained for cattle and sheep in certain years; and in this connexion it must be borne in mind that the Cumberland farmers are seldom capitalists, as many in other counties have been, and that there is usually but little margin for them to fall back upon. Moreover, it has been shown that, with all their hard work, the majority of farmers are not doing more than just paying their way, while others, on poor soils, or handicapped by want of capital, are losing money.

Still, if prices obtained for stock in 1895 continue, though much of the capital gone will never be recovered, there is the prospect for the Cumberland farmers, if they help themselves in the future as in the past, of being able to pursue, with sufficient success, a calling, which has bred a sturdy, sagacious, and independent race of men and women.

I have, &c.
(Signed) Arthur Wilson Fox,
Assistant Commissioner.

Herbert Lyon, Esq.,
Secretary,
Royal Commission on Agriculture.

* From 1888 to 1890 the county was visited by pleuro-pneumonia, and a considerable number of cattle were slaughtered. Besides direct, much indirect, loss was occasioned by the loss of well-bred herds, which had taken long to create, by the restrictions preventing the purchase of store animals, and by the dislocation of business at local markets.

APPENDIX A.

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APPENDIX A. 1.

Average Prices of Stock as Struck by the Teviotdale Farmers' Club, since its Establishment in 1859. [Paragraphs 38, 39, and 40.]

Year.	Top Cheviot Wedder Lambs.	Second Cheviot Wedder Lambs.	Mid Cheviot Ewe Lambs.	Shot Cheviot Ewe and Wedder Lambs.	Draft Hill Cheviot Ewes.	Draft Cheviot Ewes brought Half-Bred Lambs.	Top Half-Bred Hill Ewe and Wedder Lambs.		Top Half and Three-quarter-Bred Park Lambs.	Shorthorn Stirks.	Shorthorn Two-year old Cattle.	White Cheviot Wool, per Stone of 24 lbs.	Long Wool, Half Hogg and Half Ewe, per Stone.	Half-Bred Hogg Wool, per Stone.	Half-Bred Ewe and Wedder Wool, per Stone.	Turnips eaten off by Cheviot Hill Ewes, each per Week.	Turnips eaten off by Cheviot Hoggs, each per Week.
	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.		s. d.	£ s. d.	£ s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.
1859 - -	10 3	7 9	10 3	5 6	20 6	—	—		—	7 2 6	10 7 6	35 3	37 6	—	—	—	—
1860 - -	13 9	8 0	—	5 3	21 6	—	—		—	6 12 6	10 15 0	38 0	40 6	—	—	—	—
1861 - -	10 9	8 6	12 3	6 3	22 0	—	—		—	7 12 6	11 10 0	30 0	36 0	—	—	0 5½	0 3½
1862 - -	10 6	8 9	11 6	7 3	23 0	—	—		—	8 2 6	12 0 0	36 0	40 0	—	—	0 7½	0 4½
1863 - -	13 3	11 0	13 10	8 2	24 3	—	17 8		22 0	9 3 0	13 3 0	41 0	44 0	—	—	0 6	0 3¾
1864 - -	16 9	13 6	19 0	11 0	27 0	—	24 0		28 0	9 0 0	13 10 0	55 0	59 6	—	—	0 6¾	0 4
1865 - -	18 9	15 3	20 0	13 6	33 3	28 9	27 6		33 6	9 5 0	13 10 0	40 9	50 0	—	—	0 11	0 6½
1866 - -	17 0	12 6	20 6	8 0	28 6	23 6	25 0		29 9	9 5 0	12 8 0	37 9	42 0	—	—	0 9½	0 5½
1867 - -	8 6	6 0	11 0	4 8	19 0	16 6	14 9		18 0	8 17 6	12 7 6	32 0	38 0	—	—	0 8	0 5
1868 - -	8 9	6 6	8 6	4 6	17 6	13 3	13 6		14 0	8 10 0	12 0 0	32 3	35 6	—	—	0 11½	0 8
1869 - -	11 3	8 3	11 0	6 6	25 9	21 0	21 0		23 3	8 10 0	12 15 0	32 0	34 9	—	—	0 7½	0 4½
1870 - -	11 8	8 1	13 0	6 9	26 6	22 6	21 6		24 6	9 3 0	13 13 0	25 9	28 6	—	—	0 7½	0 4½
1871 - -	16 6	13 6	16 0	10 6	36 6	31 0	27 6		30 3	11 12 6	16 0 0	38 0	42 6	—	—	0 5	0 3
1872 - -	19 4	15 6	19 6	10 6	36 0	28 6	31 0		37 6	11 5 0	14 10 0	44 3	48 9	—	—	1 0	0 7
1873 - -	17 0	11 9	23 4	9 0	32 6	24 3	27 6		32 0	11 2 0	16 0 0	37 6	44 0	—	—	0 6	0 4
							Ewe.	Wedder.	Three-quarter-bred.								
1874 - -	10 6	7 0	11 6	3 2	26 0	22 6	21 0	19 0	23 0	10 4 0	14 5 0	35 0	—	43 0	37 6	0 10	0 6
1875 - -	13 9	9 6	22 0	7 0	36 0	30 0	34 6	27 6	32 0	10 5 0	14 17 6	35 3	—	43 0	38 0	0 8½	0 5½
1876 - -	13 6	9 9	21 6	8 0	33 3	27 0	27 3	24 6	30 0	9 0 0	15 0 0	29 0	—	33 3	30 6	0 6	0 4
1877 - -	14 9	10 9	21 6	7 6	31 6	25 0	31 0	25 9	31 6	9 10 0	14 5 0	29 0	—	31 6	29 0	0 9¾	0 6¼
1878 - -	15 6	12 6	18 6	10 6	37 0	32 3	31 0	28 0	31 9	11 0 0	16 0 0	29 6	—	31 6	29 0	0 6	0 4
1879 - -	13 6	8 9	15 0	3 6	21 6	17 3	22 6	22 0	24 3	8 7 6	12 15 0	19 9	—	21 6	19 0	0 9	0 6
1880 - -	13 9	10 6	14 3	8 9	31 0	27 6	23 0	22 0	26 3	9 2 6	14 10 0	27 6	—	29 0	27 3	0 6½	0 4
1881 - -	13 6	10 9	19 9	8 0	30 6	25 9	25 6	23 0	27 0	8 15 0	13 13 9	22 0	—	24 9	22 3	0 7	0 4
1882 - -	19 6	17 0	21 3	13 6	42 0	37 6	31 6	29 0	34 0	11 12 6	16 10 0	20 3	—	23 0	21 0	0 5	0 3
1883 - -	20 0	16 0	22 9	11 0	38 9	33 3	30 3	30 0	34 6	12 5 0	16 5 0	19 0	—	19 9	18 0	0 8½	0 6
1884 - -	13 9	10 0	15 9	8 0	29 6	28 6	28 0	24 0	28 0	9 15 0	14 0 0	18 6	—	21 9	19 9	0 6¼	0 4
1885 - -	12 0	8 0	12 6	5 0	18 9	18 0	21 0	21 0	25 0	6 5 0	11 10 0	17 6	—	20 0	18 0	0 9	0 5
1886 - -	12 0	9 0	13 6	8 3	27 0	25 6	22 0	23 0	27 0	6 15 0	11 0 0	19 9	—	22 0	20 0	0 5½	0 3¼
1887 - -	12 8	9 10	14 0	7 10	23 9	23 6	22 6	22 0	24 0	6 17 6	10 10 0	22 6	—	23 0	21 0	0 5½	0 3½
1888 - -	16 3	13 0	18 9	9 0	28 0	25 3	28 6	26 6	28 6	8 17 6	14 2 6	19 6	—	20 6	18 6	0 7¼	0 5
1889 - -	18 11	16 0	19 3	13 7	34 1	30 0	27 7	28 5	32 8	11 0 0	14 11 0	20 6	—	21 6	20 0	0 4½	0 3¼
1890 - -	17 3	14 0	17 0	11 0	30 6	28 3	28 3	26 6	30 3	10 5 0	13 0 0	20 3	—	21 6	18 6	0 7½	0 5
1891 - -	11 9	8 6	13 6	6 3	23 0	21 9	23 0	21 6	24 3	8 7 6	12 7 6	20 6	—	21 3	19 0	0 9	0 6½
1892 - -	8 9	6 0	11 9	4 3	15 0	15 9	21 0	19 0	21 0	6 10 0	10 10 0	18 9	—	19 0	17 0	0 9	0 5½
1893 - -	11 9	9 3	11 0	7 0	21 6	20 9	21 3	20 9	23 9	6 15 0	11 5 0	18 9	—	19 9	17 9	0 5¼	0 3½
1894 - -	14 0	10 6	14 6	8 0	24 6	23 0	25 0	23 6	26 0	8 5 0	11 17 6	18 9	—	21 0	19 0	0 5½	0 3½

APPENDIX A. 2.

NUMBER of FARMERS, SHEPHERDS, LABOURERS, &c. in CUMBERLAND in 1871, 1881, 1891.

Class.	1871.	1881.	1891.
Farmer grazier	4,795	4,654	4,710
Farmer's son, brother, grandson, nephew	2,131	2,486	2,427
Farm bailiff	183	150	131
Agricultural labourer	4,395	8,579	*7,749
Farm servant (indoor)	5,019		*108
Shepherd	167	209	213
Nurseryman, seedsman, florist, gardener†	697	996	1,094
Horsekeeper‡	—	—	—
Agricultural-machine proprietor, attendant	11	4	36
Drover	20	23	26
Gamekeeper	145	210	218
Totals	17,563	17,311	*16,604 *108

* In the Census of 1891 persons who were in the Census Returns of 1871 and 1881 classed under "agricultural labourer, farm servant and cottager" were given under two heads, viz., "agricultural labourer, farm servant" and "horsekeeper, horseman, teamster, and carter." The *italic* figures in the 1891 column show the number of the latter and the Roman figures the number of the former class.

† In the Census Returns of 1871 and 1881 gardeners were shown partly in the domestic class and partly in the agricultural class, but in the Returns for 1891 they were all included in the agricultural class. The figures in the above table for 1871 and 1881 include both classes.

‡ The persons classed under "groom, horsekeeper, horsebreaker" in the Census Returns of 1871 and 1881 are included with "coachman, cabman, groom, &c." in the Returns for 1891, and have therefore not been given in the above table.

In 1891 only persons of and above 10 years of age are included in the occupation Returns of England and Wales, and the same is believed to be the case in the Returns for Scotland.

In the Census Returns for Scotland for 1881 and 1891 farmers' sons under 15 years of age were included with children or scholars, and in order that the numbers in the above tables may be comparative, only farmers' sons of and above 15 are included in the 1871 figures.

APPENDIX A. 3.

WAGES PAID for the HALF-YEAR at certain WHITSUNTIDE HIRINGS at PENRITH in certain Years between 1882 and 1895. [Paragraph 64.]

(Board, Lodging, and Washing, are provided in addition.)

Classes of Workers.	May 30th, 1882.	May 22nd, 1888.	June 11th, 1889.	May 27th, 1890.	May 26th, 1891.	June 7th, 1892.	May 23rd, 1893.	May 15th, 1894.	June 4th, 1895.
Experienced men	12*l.* to 15*l.*	Up to 12*l.*	10*l.* to 12*l.*	14*l.* to 16*l.*	Up to 17*l.* and sometimes over.	16*l.* to 17*l.*	15*l.* to 16*l.* 10*s.*	14*l.* to 17*l.*	13*l.* to 16*l.*
Second class men and youths.	7*l.* to 10*l.*	9*l.* to 10*l.*	9*l.* to 10*l.*	11*l.* to 12*l.*	12*l.* to 15*l.*	14*l.* to 15*l.*	10*l.* to 15*l.*	9*l.* to 13*l.*	8*l.* to 12*l.*
Boys	Up to 5*l.* 10*s.*	4*l.* to 7*l.*	3*l.* to 8*l.*	6*l.* to 10*l.*	6*l.* to 9*l.*	6*l.* to 10*l.*	5*l.* to 6*l.* 10*s.*	5*l.* to 8*l.*	5*l.* to 7*l.*
Experienced women	Up to 10*l.*	8*l.* to 11*l.*	Best dairy minders, 10*l.* to 11*l.*	12*l.* to 14*l.*	Up to 14*l.*	11*l.* to 12*l.*	11*l.* to 13*l.* 10*s.*	9*l.* to 11*l.* 10*s.*	10*l.* to 12*l.* 10*s.*
Young women	—	—	6*l.* to 8*l.* 10*s.*	9*l.* to 10*l.*	Up to 12*l.*	—	8*l.* to 10*l.*	8*l.* to 9*l.* 10*s.*	8*l.* to 10*l.*
Girls	—	—	—	6*l.* to 7*l.*	6*l.* to 10*l.*	5*l.* to 10*l.*	5*l.* to 8*l.*	4*l.* to 8*l.*	4*l.* to 7*l.*

APPENDIX A. 4.

Rates of Wages agreed on in May and June 1894 and 1895 at certain Hiring Fairs in the Counties of Cumberland, Westmorland and Lancashire. [Paragraph 64.]

Locality.		Date.	Rates of Wages for Half-Year (in addition to Board, Lodging, and generally Washing).					
			Best Men.	Second Class Men and Youths.	Boys.	Best Women.	Second Class Women.	Girls.
			Cumberland.					
Carlisle (first hiring)	1895	1 June	12*l.* to 14*l.*	8*l.* to 11*l.*	4*l.* to 7*l.*	9*l.* to 12*l.*	7*l.* to 8*l.*	5*l.* to 6*l.*
	1894	*12 May*	*15l.* to *16l.*	*10l.* to *14l.*	*4l.* to *8l.*	*9l.* to *12l.*	*5l.* to *8l.*	*3l.* to *6l.*
Carlisle (second hiring)	1895	8 June	13*l.* to 14*l.*	8*l.* to 12*l.*	5*l.* to 7*l.*	None	8*l.* to 10*l.*	—
	1894	*19 May*	*12l.10s.*to*14l.*	*10l.* to *12l.*	*4l.* to *8l.*	*9l.* to *12l.*	*5l.* to *8l.*	*3l.* to *6l.*
Cockermouth	1895	3 June	11*l.*10*s.*to14*l.*	7*l.* to 10*l.*	4*l.* to 6*l.*	7*l.* to 9*l.* 10*s.*	5*l.* to 6*l.*	3*l.* to 5*l.*
	1894	*14 May*	*15l.* to *16l.*	*8l.* to *12l.*	*4l.* to *7l.*	*10l.* to *11l.*	*5l.* to *8l.*	—
Penrith	1895	4 June	13*l.* to 16*l.*	8*l.* to 12*l.*	5*l.* to 7*l.*	10*l.*to12*l.*10*s.*	8*l.* to 10*l.*	4*l.* to 7*l.*
	1894	*15 May*	*14l.* to *17l.*	*9l.* to *13l.*	*5l.* to *8l.*	*9l.* to *11l.10s.*	*8l.* to *9l. 10s.*	*4l.* to *8l.*
			Westmorland.					
Appleby	1895	6 June	14*l.* to 16*l.*	8*l.* to 13*l.*10*s.*	5*l.* to 8*l.*	10*l.* to 11*l.*	8*l.* to 10*l.*	—
	1894	*14 May*	*15l.* to *17l.*	*9l.* to *14l.*	*7l.* to *9l.*	*10l.* to *12l.*	*7l.* to *9l.*	—
Kendal	1895	1 June	14*l.* to 17*l.*	9*l.* to 13*l.*	4*l.* to 8*l.* 10*s.*	10*l.* to 13*l.*	7*l.*10*s.* to 10*l.*	4*l.* to 7*l.*
	1894	*12 May*	*14l.* to *17l.*	*9l.* to *13l.10s.*	*4l.* to *8l. 10s.*	*11l.*to*13l.10s.*	*7l. 10s.* to *10l. 10s.*	*3l.* to *7l.*
Kirkby Stephen	1895	27 May	12*l.* to 15*l.*	9*l.* to 11*l.*	5*l.* to 8*l.*	10*l.* to 12*l.*	—	5*l.* to 8*l.*
			Lancashire.					
Lancaster, First hiring	1895	1 June	12*l*to16*l.*10*s.*	9*l.* to 12*l.*	4*l.* to 8*l.*	8*l.* to 11*l.*	6*l.* to 7*l.* 10*s.*	4*l.* to 6*l.* 10*s.*
Lancaster, Second hiring	1895	8 June	15*l.* to 17*l.*	9*l.* to 14*l.*	6*l.* to 8*l.*	12*l.* to 13*l.*	8*l.* to 11*l.*	4*l.* 10*s.* to 7*l.*
Lancaster, First hiring	*1894*	*12 May*	*13l.*to*15l.10s.*	*7l.* to *12l.*	*5l.* to *6l.*	*9l.* to *12l.*	*7l.* to *8l.*	*5l.* to *7l.*
Ulverston	1895	6 June	14*l.* to 17*l.*	9*l.* to 13*l.*	4*l.* to 7*l.*	10*l.* to 13*l.*	8*l.* to 10*l.*	4*l.* to 7*l.*
	1894	*17 May*	*14l.* to *17l.*	*9l.* to *13l.*	*5l.* to *8l.*	*10l.* to *13l.*	*7l.* to *10l.*	*3l.* to *6l.*

APPENDIX A. 5.

Annual Wages paid by Mr. Tinniswood, of Rose Bank Farm, from 1873 to 1895. [Paragraphs 64, 66, and 67.]

Acreage of Farm up to 1880=584 acres (405 acres arable and 182 acres grass). From 1880=670 acres; the proportion of arable varied. In 1892 it was 300 acres. In 1895 size of farm=710 acres, of which 420 are arable.

Years.	Total Wages.	Years.	Total Wages.
	£ s. d.		£ s. d.
1873–74	322 8 0½	1884–85	605 19 7
1874–75	385 15 2½	1885–86	447 0 8
1875–76	340 3 5½	1886–87	517 5 3
1876–77	472 10 6½	1887–88	482 4 10
1877–78	421 6 3	1888–89	530 1 8
1878–79	420 6 2	1889–90	551 7 3½
1879–80	406 0 9	1890–91	502 9 6½
1880–81	436 9 0	1891–92	600 11 4
1881–82	558 4 2	1892–93	596 8 6½
1882–83	345 16 5	1893–94	576 7 2
1883–84	484 6 11	1894–95	699 19 6

Note.—Mr. Tinniswood writes in 1892:—"These figures, taken from the wage book, do not include the board of the servants "living in the house, which may be reckoned at 6*s.* or 7*s.* a head per week, neither do they include anything in the shape of "cottage rent, carting of coals, or other perquisites.

"The increase in cost of labour is due to better wages, shorter hours, and also in some degree to keeping more stock upon my "farms than at the commencement of my tenancy. The additional land I now occupy since 1880 is nearly wholly grazing and "does not add much to the cost of labour."

In August 1895 Mr. Tinniswood writes:—"The difference in the cost of labour in 1893–94 and 1894–95 is due to two reasons. 1893 was a dry season with a light crop, and, generally, 1894 was an extraordinary fruitful year, and the labour of reaping was great. Again, I ploughed out 80 acres of land which had laid in grass for a few years and also added 40 acres of arable land to the farm. Thus the total acreage now is 710 acres, of which 420 acres are arable. I have also introduced upon my farm all the most improved implements and machinery.

APPENDIX A 6.

TABLE showing RECEIPTS and EXPENDITURE in the POOR LAW UNIONS of CUMBERLAND for the Years ending LADY DAY 1884 and 1894.* [Paragraph 56.]

Union.	1883–84.						1893–94.					
	Rateable Value, Lady Day, 1884.	Total Receipts.	Treasury Sub-ventions.	Total Expen-diture.	Rate of Expen-diture in the £.	Rate of Poor Rate in the £.	Rateable Value, Lady Day, 1894.	Total Receipts.	Treasury Sub-ventions.	Total Expen-diture.	Rate of Expen-diture in the £.	Rate of Poor Rate in the £.
					s. d.	s. d.					s. d.	s. d.
Alston-with-Garrigill	14,569	2,246	72	2,250	3 1·1	2 10·	14,238	2,163	316	2,356	3 3·7	2 6·1
Penrith - -	203,305	12,009	569	12,490	1 2·7	1 1·1	194,253	9,699	1,226	11,317	1 2·0	0 9·9
Brampton - -	85,354	8,752	139	8,256	1 11·2	1 11·6	83,008	8,257	681	9,100	2 2·3	1 9·4
Longtown - -	72,428	5,616	171	5,645	1 6·7	1 5·8	68,105	4,988	577	5,537	1 7·5	1 3·1
Carlisle - -	280,880	23,880	1,245	23,206	1 7·8	1 6·5	305,042	28,972	2,976	30,226	1 11·8	1 7·6
Wigton - -	179,783	14,312	599	13,887	1 6·5	1 5·4	176,563	14,705	1,499	15,341	1 8·9	1 5·1
Cockermouth -	320,996	22,316	646	22,709	1 5·0	1 3·9	312,458	28,952	2,036	31,614	2 0·3	1 8·1
Whitehaven - -	398,053	26,697	1,673	28,807	1 5·4	1 4·5	312,336	22,767	2,540	24,746	1 7·0	1 2·9
Bootle - -	129,174	6,541	155	4,370	0 8·1	0 11·5	139,308	7,795	612	6,138	0 10·6	1 0·

* NOTE.—This Table was compiled from the Annual Taxation Returns.

RECEIPTS and EXPENDITURE include:—

Receipts from:—
- Poor rates.
- Treasury subventions.
- Other receipts.

Expenditure (for relief to the poor and purposes connected therewith):—
- In maintenance.
- Out relief.
- Maintenance of lunatics in asylums or licensed houses.
- Workhouse and other loans repaid and interest thereon:—
  - Salaries, remuneration, rations, and superannuation allowances of officers, assistants, and servants.
  - Other expenses of, or immediately connected with, relief.

For purposes unconnected with the relief to the poor:—
- Payments for, or towards, the county, borough, or police rates.
- Payments by overseers:—
  - To highway boards or to rural sanitary authorities in respect of highways.
  - To burial boards.
  - To rural sanitary authorities.
  - To school boards.
  - For school attendance committee expenses.
- Payments on account of the Registration of Births, &c. Act.
- Vaccination fees and expenses.
- Expenses allowed in respect of registration and cost of jury lists.
- School fees for non-pauper children.
- Other expenses unconnected with relief of the poor.
- Cost of legal proceedings (parochial and union).
- Payments under Union Assessment Committee Acts and other assessment expenses.
- Salaries, poundage, and superannuation allowances of parochial officers and other expenditure not included under other heads.

APPENDIX A 7.

POPULATION. [Paragraph 5.]

CUMBERLAND.

Union.	1871.	1881.	Increase.	Decrease.	1881.	1891.	Increase.	Decrease.
Alston-with-Garrigill - -	5,680	4,621	—	1,059	4,621	3,384	—	1,237
Penrith - - -	23,737	23,251	—	486	23,251	22,576	—	675
Brampton - - -	10,608	10,565	—	43	10,565	9,754	—	811
Longtown - - -	8,268	7,711	—	557	7,711	7,181	—	530
Carlisle - - -	46,627	52,753	6,126	—	52,753	55,185	2,432	—
Wigton - - -	22,691	23,440	749	—	23,440	23,953	513	—
Cockermouth - - -	46,545	56,789	10,244	—	56,789	71,676	14,887	—
Whitehaven - - -	47,572	59,292	11,720	—	59,292	57,963	—	1,329
Bootle - - - -	8,525	12,225	3,700	—	12,225	14,877	2,652	—
	220,253	250,647	32,539	2,145	250,647	266,549	20,484	4,582
Total increase per cent. between 1871 and 1881, and between 1881 and 1891 - -	—	—	13·8	—	—	—	6·3	—

APPENDIX A 8.

Acreage of Crops in the County of Cumberland in 1874 and 1894. [Paragraphs 7 and 8.]

Crops.	1874.	1894.	Increase or Decrease per cent.
Total area	970,161	970,161	
Total acreage under all kinds of crops, bare fallow, and grass	564,677	581,949	
Corn crops:			
Wheat	21,914	4,510	
Barley or bere	7,433	2,573	
Oats	68,281	81,199	
Rye	503	1,078	
Beans	280	50	
Peas	132	18	
Total of corn crops	98,543	89,428	− 9·3
Green crops:			
Potatoes	9,896	9,150	
Turnips and swedes	31,329	35,030	
Mangold	1,382	982	
Cabbage, kohl rabi, and rape	1,481	577	
Vetches and other green crops, except clover or grass	580	380	
Total of green crops	44,668	46,119	+ 3·2

Crops.	1874.	1894.	Increase or Decrease per cent.
Clover, sainfoin, and grasses under rotation:			
For hay	38,961	40,721	
Not for hay	58,396	74,762	
Total	97,357	115,483	+18·6
Permanent pasture or grass not broken up in rotation (exclusive of heath or mountain land):			
For hay	56,981	71,375	
Not for hay	243,707	258,003	
Total	300,688	329,378	+ 9·5
Flax	7	3	
Bare fallow or uncropped arable land	5,414	1,215	
Orchards	—	380	
Market gardens	—	428	
Small fruit	—	323	

APPENDIX A 9.

Number of Horses, Cattle, Sheep, and Pigs in the County of Cumberland in 1874 and 1894. [Paragraphs 10, 11, and 12.]

Class.	1874.	1894.	Increase or Decrease per cent.
Horses:			
(Including ponies) used solely for agricultural purposes	12,495	13,683	
Unbroken horses and mares kept solely for breeding purposes	6,582	8,291	
Total of horses	19,077	21,974	+15·2
Cattle:			
Cows and heifers in milk only	39,773	45,275	
Other cattle of all ages	86,296	92,843	
Total of cattle	126,069	138,118	+ 9·5
Sheep:			
Sheep of all ages	562,844	520,811	− 7·
Pigs:			
Pigs of all ages	27,117	23,556	−13·

APPENDIX B.

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APPENDIX B 1.

EVIDENCE OF CERTAIN FARMERS. [Paragraph 55.]

Except the evidence of the first two, these witnesses farm in districts where the land belongs to people of small means; where the farms are chiefly small ones, and often occupied by men with insufficient capital, and where markets are at a distance. This evidence was taken in September 1894, except in the case of the first witness, who gave his in June 1895.]

Mr. J. C., of IRTON.—My farm is 60 acres, of which 12 acres are under plough. I am a yearly tenant and have no written agreement. My rent is 65*l.*, but have had a 10 per cent. abatement for five years.

My father had a farm, and I went out to service at a farm when I was a boy, and did so for 18 years. After that I took this farm, borrowing a little money to stock it with, which I paid off at the end of the first year, and then I started clear.

I keep about 20 head of cattle, of which eight are milking cows, also 25 sheep and lambs, two horses and eight pigs; also poultry. I sell butter in Whitehaven market. My feeding stuffs' bill comes to about 50*l.* in the year. Some people here are surprised to hear that I pay 50*l.* a year for feeding stuffs, but it makes the manure and the butter better.

The first six years were good times. In 1886 I began to feel the depression. 1893 and 1894 were the worst years I had, as the price of stock was so low. I generally breed six head of cattle and sell three yearlings and three old calving cows.

A yearling this spring (1895) fetched 2*l.* a head more than in 1893 and 1894, and cows fully 2*l.* a head. Also sheep and lambs made 5*s.* a head more.

I stand in Whitehaven market and sell direct to customers, and never to middlemen if I can help it. This year I have five acres of early potatoes, and I shall sell them myself in the market. I always try to get a rent out of potatoes, a rent out of cattle and sheep, and a rent out of pigs. If I can make these three rents, I am quite satisfied and have something for myself.

Labour costs me 1*l.* an acre in cash. I keep two hired men, one 20 years of age, the other 16, and a girl. One man gets 7*l.* and his board for the half-year; the other 5*l.* and his board, and the girl 5*l.* and board.

I work as hard as the men, and my wife works hard too.

Since I came I have improved the farm a lot, for it was in very bad condition, but I was allowed 20*l.* a year for two years to get it right. The third year my rent was 65*l.*, and is that still, though 10*l.* per cent. has been allowed off for five years, sometimes in cash, in lime or feeding stuffs. I prefer it in feeding stuffs. If they give it me in cash I spend it on feeding stuffs. I shall probably get the reduction made permanent soon.

Rates, taxes, and tithe on the farm are not worth naming.

Our house is not a good one, and we want a new one, also a new milk-house. Neither is the accommodation for cattle good. Some of the buildings in Irton parish are very good, and compare favourably with those in Drigg parish.

If I left the farm I should claim for unexhausted improvements under the Agricultural Holdings Act.

The first six years here I saved some money, and I get some interest on that. If cattle went up a little now we could save money with work. Though I work harder than a farm servant, I am no better off from a money point of view than if I had remained one. It is work and perseverance which help us here. It would not do for a gentleman farmer.

There have been a good many changes in the parish on account of the depression. Since 1886 I think that the men in Irton parish who work hard have been holding their own. In Drigg parish there is some clay land, and the seasons have been against it. Some of them have been losing money there.

I do not think that the Irton men have been putting their hands on money they have saved, but some have reduced their stock, and employed boys instead of men. Instead of improving their stock, they have been getting it poorer. It pays better to keep good stock and feed it well.

On the majority of farms in the parish I could tell that there was depression if I had been away for 15 years. I could tell it by looking at the land and the stock.

Most of the farmers' sons and daughters are working for nothing.

Generally rent in Irton parish has not been reduced more than 10 per cent. When a farm is to let a lot of men will bid a rent they cannot pay on the chance of getting it down afterwards.

If my farm was to be to let, I am sure that 20 men would be after it.

EVIDENCE OF Mr. T. OF B.—I was born here in 1815. I am the owner of 70 acres. My father was a farmer's son and worked as a labourer.

I began life as a farm servant, and was hired at 17 years of age, having first worked for my uncle. I was hired at Appleby for 6*l.* for the half-year, and was there 12 months, and was then re-hired at the same rate. The following year I was hired in a new situation for 8*l.* the half-year, and at the end of that time I was re-hired at the same place for 8*l.* 10*s.* I was then hired to a new place to Sir Jacob Wilson's father at 9*l.* 10*s.* for six months. I left there, but I regretted it, for it was a good place. I then went to work for an uncle at Newcastle, carting building material, and also leading corn to a mill. I was there some years, when my uncle took a large farm in Northumberland, and I continued to manage his business in the town.

After this I entered the police force in Newcastle, the year of the repeal of the Corn Laws, and was in the force 18 months, but my health was not good, and this, I think, was due to the night work during the Chartist riots. I captured one of the Chartist colours, which I wrested from three men. Our orders were to capture the colours. I had a terrible struggle for mine, and I have it hanging up in my house now. The bricks were falling on us like hailstones. The mayor read the Riot Act, and the soldiers charged with naked swords.

I then left Newcastle and returned to B. I then commenced carrying with a horse and cart, taking pigs, bacon, and hams to Penrith and Barnard Castle. I bought the goods in Penrith and sold at Barnard Castle market. This I did for 12 years. I was a poor man and wanted to be forward. I also used to start from B. on Friday afternoon and drive all night to Carlisle in winter (27 miles), buying pork there and bringing it back to B. on Saturday. Then on Monday I would drive from B. to Kirkby Stephen with my purchases and then return home. Tuesday morning I would go to Penrith and load there, and would then return to B., and the same night would drive on to Barnard Castle market. On Fridays I would go all round this neighbourhood buying butter, bacon, eggs, &c., to sell in the markets. I saved money during the 12 years I was doing this. During all this time I was farming up to 100 acres, and used to cure a deal of pork, perhaps 100 pigs. My wife, with the help of two servants, was looking after the farm, where I had 10 or 12 cows, and she was working as hard as I was.

At the end of the 12 years I gave up the business, and by then I had bought 80 acres, and I also rented 130 acres. In 1888 the rent was 120*l.* I afterwards took more land, amounting in all to 220 acres. I had this land for 28 years. The rent for the 220 acres in 1884 was 208*l.* I always had the farm from year to year When I first took it there were only old buildings on it which could hold 12 cattle. The landlord put up new buildings and drained the land, and I did most of the leading. Some 20 years ago my rent was raised by 34*l.*, and I considered this unfair, as it was I who had done

so much to improve the place, and, moreover, had only sold off 28 quarterns of corn in the 28 years, having consumed it all feeding my own cattle. Before this I do not consider that I was over-rented. I do not believe that landlords raise rents on improvements now. I chiefly went in for selling butter, keeping about 16 milk cows, and fattening cattle. I took a number of prizes for fat cattle at Kendal, Carlisle, and Penrith.

That farm paid me very well. It enabled me to build the house I now live in on my own 80 acres. I am quite satisfied with the results of my farming, and have not lost money any year; on the contrary, I kept on saving it. When I left the farm I got 33*l.* compensation for feeding stuffs, and I was quite satisfied with that.

Since then I have lived on my 80 acres. Eight years ago I was bondsman for a relation which cost me 2,000*l.* I guaranteed the money and the rent in 1884. In 1889 I had to take over his farm of 300 acres, and farm it until the end of the lease in 1894. I repaid this money partly out of profits from this farm, from my own 80 acres, and from interest I was getting on capital saved.

The industrious men here are *just* making both ends meet, that is feeding and clothing themselves and their families, but those who are not industrious are losing money. The wives, sons, and daughters all work hard for them and get no wages. This applies to all sized farms in the district. All who get a livelihood from farming have to work in these times.

As to rent, I consider that the landlords have behaved very fairly well to the tenantry to help them meet the troublesome times. A man who continues to be very industrious can just live at present rents.

This township is very fairly well farmed, and has greatly improved since I first knew it. Also the condition of the working man is far better here than it was. They get higher wages, shorter hours, and better food. They are also better clad and better informed. Masters and men get on very well together.

I have given you the history of my life. It comes to this, that I have lived by industry. I was born of poor parents, but I set myself to rise. I say that the Government can do nothing. Every man must help himself, and not knock about the country trying to be a gentleman. In good times some people got too high notions, and they are not very keen to leave them off.

Mr. Doyle, Glasson.—I rent 33 acres of arable land, and seven acres of moss. I have been here five years.

I work the land with the help of an old man and my wife. The rent was 60*l.* and is now 58*l.* The rates and taxes are 5*l.* The landlord pays tithe, which is 17*s.* I keep three milk cows and four young ones, also pigs, but no sheep. I am growing, in 1894, six acres of oats, five acres of turnips, one acre of barley, and one acre of potatoes. I buy 5*l.* worth of artificial manure a year, and at least 10*l.* worth of cake. We send butter to Carlisle.

Buildings in this district are generally pretty good, and the water is usually pretty good for cattle. My land is drained pretty well. The district is being pretty well farmed here. We chiefly farm the five-course system.

I just kept straight in 1893 when I had a good year, and I have just kept going for the last five years, but have had to draw 50*l.* from savings. I am giving up my farm because I cannot get it at a lower rent. My landlord is a Scripture reader, and that is all he has.

We small farmers work far harder than labourers. I never yet heard of a small farmer paying his sons and daughters wages.

The last four or five years the small men have been complaining about rent. It is a very near thing with the small men now. They are barely feeding and clothing themselves. A small man on under 100 acres can live on at a moderate rent. The remedy, I think, is for rent to come down. Two men can fix their own rent better than an arbitration court.

Mr. Robinson, Bowness.—I own 80 acres of plough land and 60 acres of moss. This has been in the family 200 years. I pay 6*l.* tithe, poor rate of 2*s.* 6*d.* in the £, and road rates at 6*d.* in the £.

I have given over growing wheat. I grow oats and turnips now, and graze more than I did. I breed all my cattle, I have now 20, and six of these are milk cows, and I generally have from 7 to 12 breeding ewes. I have turned down 30 acres to grass in 30 years, and it has made very fair pasture.

The small men on 50 or 60 acres are just scraping along. Some may be losing money. With that class of farm rent just makes the difference. The small men have lately complained very much about rents, and with very good reason. Small landlords here cannot afford to reduce rents. But I believe it is best to fix your own rent, and I think every man in this district would be all against a land court. We ourselves know the value of land, and what the land can produce. Some bid a high rent, take all they can out of the farm, and then leave. The average rents for the best land are 20*s.* to 25*s.* an acre; some of the poorer land 14*s.* to 15*s.* an acre.

The smaller men have suffered most because they pay higher rents and have less capital.

The labourers, too, work nothing like they used to, and now they have five meals a day instead of three. They will not work without tea now. The land in this district is very fairly drained, and has much improved.

I myself work harder than a labourer, and for 10 or 12 years I have not put a penny away. After paying a man and a boy we only feed and clothe ourselves, that is myself and two daughters.

No doubt men can still make a living at a reasonable rent on fair land.

The Government cannot do anything. It is all a question of prices.

Mr. Barker, Bowness.—I farm 303 acres under Lord Lonsdale, of which 137 acres are plough, 3½ are meadow, and the rest rough grass.

The plough land is 1*l.* an acre. I had it from year to year with six months' notice. I have not had rent reduced. My capital has gradually been ganging—that is to say, my stock has been decreasing in value as the land is not so good as I expected. Also a hard winter throws the seeds out, and we get very little good hay here as a rule.

I am giving up the farm as it is too out of the way, and I do not like the land.

On Lord Lonsdale's property we have a schedule for compensation, and we prefer that to the Act.

On fair land at present prices and at a moderate rent farmers could live. I could live here with a 20 per cent. reduction. But though rents are too high, I would rather make my own bargain than have a land court. It will be bothering the small men on 60 or 80 acres to hold their own now.

Mr. Brown, Bowness.—I have 100 acres of plough land, and 150 acres of rough land. The rent of the plough land is over a guinea an acre, and was 23*s.* an acre. I pay interest on 700*l.* at 6¾ per cent. terminable in 25 years for new buildings. My lease is 25 years with five years to run. I have also put up a good wooden shed myself.

I have 10 or 12 milking cows, I also buy Irish cattle and graze them.

I would not bide any longer now at the same rent. Generally men grumble at the rents here, but I would rather be free than have a land court.

I have re-drained the whole farm on the arable land with old pipes. I spend a good deal on cake and manure, and yet I would not claim under the Act, because I would rather keep out of the expense and bother. If I was taking a fresh farm I would ask my landlord for a written agreement as to compensation, and leave the Act alone.

Small men on 50 and 60 acres have very hard work and are barely holding their own. The small farmers have suffered more than the big ones as they have higher rents and less capital.

I believe the farmers here pay their rents to the penny, and they would all do it as long as they had the money.

Mr. Reed, Kirkbride.—I farm 50 acres, and am about 70 years of age. My father and I have farmed it for 80 years.

The rent is now 60*l.* a year. It was 75*l.* with 20 acres more, of which 14 were good and six were bad.

I keep 20 cattle, six are milking cows. I also keep a few sheep. Also pigs and poultry, and the pigs have been doing best of anything lately.

We make butter and send to Carlisle at 1*s.* a pound and it has been as low as 8*d.*

I began to feel the bad times in 1875. A deal of land in the parish has been hit very hard as it is wheat land, but we have to grow turnips on it for our stock, and they do not do well on it. This land should all be fallowed. It is a kind of clay and gets very dry and cracked, while in wet weather it is so heavy you cannot work it. When wheat sold for 20*s.* to 30*s.* a Carlisle bushel, we could afford to have fallow, but not now that is 10*s.* We used to grow nine acres of wheat, and this year, 1894, I have only two acres. In 1893 we grew none. We only grow it for the sake of the straw.

I work the land with the help of a boy of 13, who has worked a pair of horses for two years. My wife and daughter also help.

Many a time in the summer, we work from 3·30 a.m. for 16 hours. We all work far harder than labourers, and, in fact I am sure that I do not feed or dress as well as a labourer, I should be far better off as a labouring man. The small farmers have meat twice a week and sometimes three times. Labourers have it two or three times a day. It just takes us all our time to keep "ban on neck."

We want a reduction in rent. There is no margin. About the Crimean war we were at our best. If we had not saved money up to 20 years ago, we could not carry on now. We have spent 200*l.* of our savings in 20 years. All round here the small farmers' sons and daughters work for nothing. I do not know of one case where a father pays his sons and daughters wages. They give their sons a shilling or two sometimes to go to the show or to buy tobacco. A girl is far better off in service than staying at home. A labourer can bring his children up better than a small farmer.

All the rents of the small farms have not been reduced. In this district the land is mostly owned by small owners. I think most of the small tenants are losing money here. Rent is the chief thing for us. If some could be knocked off it would do us good. If my farm was to let to-morrow I expect someone would offer the same rent or more. If prices do not better and rent remains the same, a number of small men will not be able to go on. 1892 was the worst year I ever had, and I lost 30*l.*

Small men feel the want of capital very much; if we had it we could do much better. We cannot take advantage of bargains at market.

The buildings in the parish are not so far amiss. We paid 35*s.* rates on the farm 30 years ago, and now 8*l.* Our tithe is 3*l.* 0*s.* 3*d.* My cake and artificial manure bill comes to 10*l.* a year.

Mr. Watson, Whitrigg.—I farm 27 acres, of which three acres are under the plough and the rest meadow and pasture. My father, my wife and I (35 years old) work the land. My father owns the farm buildings and three acres of land. The rent of 17 acres is 36*l.* It was 40*l.* ten years ago, and I think it is too high now.

We have eight cattle, six of which are milking cows; buyers come to the farm for our butter. We breed our own stock, as we have not capital to go to auction marts and make bargains. We have a few fowls, but no sheep or pigs. We buy no cake but Indian meal, and we consume our own grain. We get plenty of farm-yard manure.

We are just living and paying our way with hard work, and I think the other small men are doing the same, We all work far harder than labourers. My wife is now forking up corn on to the stack.

The bigger men have done better because they have more capital and lower rents.

There is a lot of competition for small farms. They will bid too much for them. Notwithstanding this I do not believe in a land court, and I prefer to fix my own terms.

I think that some of the smaller farmers are keeping less stock than they were, but the amount of stock kept in the winter depends upon the crops grown.

I know if I were a hired man I should be much better off than I am now, for I could save 20*l.* a year.

The Government should lower the rates and taxes.

Mr. Johnstone, Kirkbride (farmer, general dealer, and guardian).—I farm 70 acres at 115*l.*, nine acres for 18*l.* on a nine years' lease, which expires in two years' time. I shall take it on at the end of the lease at same rent. The 2*l.* an acre land is the best I have. I also own eight acres. My grass land is 52 acres. If the small farmers in this district had rent free I do not believe they could live. A man with sufficient capital on a small farm should live. A man in these times must have capital and a good head. The old system was never to buy, but breed everything, but now-a-days you must buy, and turn your money over, or else you have nothing to sell off your farm to make your rent out of.

The small men are drawing out of their capital. If they have not savings they are drawing out of their stock—that is selling their best horse or cow, and replacing them with inferior ones.

Less stock is being kept on the small farms now; after the winter they often have to sell their stock in the spring in order to pay their way instead of putting them out to grass in the summer and paying for the grazing.

The small farmers are using much less manure than they were, and also less cake. This applies to a circle of six miles from here. [Kirkbride.]

I have to give all the small farmers much longer credit, and it is very difficult to get their money. I could not get my bills paid unless I took it out in wool, potatoes, and bacon.

A portion of the small men borrow implements from each other.

Some of the younger men with a knowledge of buying are doing better than the old ones. These go to marts and buy and turn money over. The old-fashioned small farmer keeps his money in a bank, and does not turn it over.

But on some of the soft farms (not clay), where they go in for mixed farming, some farmers, both large and small, are doing better, and holding their own with great care.

The hired men who have recently taken farms are doing better than some of the older fashioned ones, for they have stepped out with the times.

In the village of Kirkbride there are four small men sticking, owing to want of capital in three cases, and to a high rent in another, and are just selling something they should not do to pay the rent. Another with a large family is doing well, but he got his rent reduced.

Outside the village I believe most men have been selling what they should not to pay rent.

I consider the small farmers have done worse than the big ones owing to want of capital.

I consider that a farmer with capital on loam soil at a reasonable rent can, with industry, hold his own if he really means business. Moreover, he can stock his farm far cheaper now.

Men who have taken farms recently in this district have got on at decreased rents. I do not think a land court would do, we must have freedom of contract. What we want is reduction in rates.

Mr. Story, Kirkbride.—My farm is 98 acres, half of which is grass. I am about 60 years of age. Five years ago the rent was 160*l.* In 1894 it was 130*l.*, the tithe is 12*l.*, and the rates and taxes 1*s.* 6*d.* in the pound on an assessment of 117*l.* I am leaving the farm because I cannot get reduction of rent. I have bid 100*l.* and would stop at that, and it would then take me all my time to live. The owner is a solicitor.

I work the farm with the help of my wife and a hired man in the house at 10*s.* a week and his meat. I work twice as hard as any labourer, at the present time I am working from 5 a.m. to 8 p.m. A labourer is better off as regards food, clothes, and peace of mind.

I have no wheat or barley, but 28 acres of oats. I have 25 cattle, of which 7 are milk cows. We breed our own, and I have not bought them for many years. We also sell butter in Kirkbride to the shops. My wife keeps a lot of poultry, but I think it does not pay.

For seven years I have lost money, in all about 200*l.* of my savings, besides which my valuation will be much less than when I started. Altogether I may be 500*l.* worse off.

If the land here were drained and the rents were lower, I think I could still make money out of the land. There is great competition for the small farms. Men bid against each other, knowing they cannot make the farms pay at that rent. No small farms in this district are unlet. All the small farmers work very hard, and also their wives, sons, and daughters.

I believe the small farmers in this district are bound to be losing money. It is difficult to say for certain as they will never say anything.

Want of capital beats the small men. We cannot take advantage of bargains. It might help us if the Government were to advance money at a cheap rate.

Mr. Bimson, Carburnock.—My father and I have been farming here for 29 years on 55 acres, of which 49 are under the plough. We are on a lease to expire in five years. We are farming on a five course, to which we are restricted, but should farm the same if we had no restrictions. If the land was better we should turn more to grass.

I work the land with the help of a hired man, a woman servant, and also my wife. I have a family of eight young children.

We keep 18 cattle, 5 of which are milk cows, and we generally breed our own. We take our butter to Carlisle. We have a milk house to keep our butter in, and most of the small farmers do. They do not keep butter in their larders. No one sells milk here, as we have no population to buy.

Rent is 1*l.* an acre. Rates and taxes come to about 4*l.* The rent has been the same for 29 years. Over 16 years ago when my fathers' rent would have been raised, he built a barn instead. This is all the land my landlord owns. He is a clerk in a town. His family were statesmen who got into difficulties.

Our farm buildings are fairly comfortable and sufficient, but want repairing. We never ask for repairs as we think it is no use. Some of the land wants re-draining. I did 10 acres myself, using old tiles.

Up to 10 years ago we did well on the farm and saved a good lot of money, but for five or six years I could not have done without the interest on the money saved. I have not touched any of the capital yet, and before I do I shall give up the farm.

I believe I spend a hundred a year on feeding stuffs for stock and pigs. I fatten all my young stock for the butcher. We also consume our own corn.

If this farm was to let to-morrow 10 men would be after it before the week end, offering the same or a higher rent. A reduction in rent and rates is the chief thing.

But I would rather fix my own rent than have any land court. England is a free country, and I want to be a free man.

I work harder than a hired man and for longer hours.

But all the same I am really better off in the country than I should be in a town. My eight children get food and clothes, and above all they get plenty of milk; and hard as we work it is a healthy, pleasant life. I have been brought up to no trade, and I believe I do better here on the capital I have than I could do in a town, besides, I am free, and my own master.

The small farmers here are just holding their own. There is not one in the village who is behindhand with his rent.

The sons and daughters of small farmers have no wages here.

On fairly good land and at moderate rents farmers can still live.

APPENDIX B. 2.

Tabulated Evidence of certain Farmers.

Name and District.	Length of Occupation of Farm by Self or Family.	Size of Farm, and Proportion of Arable and Grass Land. Also Land turned to Grass since 1882.	System of Farming.	State of:— (a.) Buildings. (b.)— (1.) Drainage of Premises. (2.) Drainage of Land. (c.) Water Supply.	Nature of Tenancy.	(a.) Rent. (b.) Rates. (c.) Taxes. (d.) Tithe.	(a.) Permanent Reductions; (b.) Abatements since 1882.	Is the Labour Bill higher since 1882?	Since 1882 has Labour on your Farm been curtailed by— (a.) Turning Arable Land to Grass? (b.) Use of Machinery? (c.) Desire for Economy in the Labour Bill?	Do you consider the Land is being worse farmed than 10 Years ago?
Mr. Thomas Savage, farmer, Dalston, Carlisle. Mr. T. G. Sowerby's estate.	3½ years	Arable 250 acres Grass 10 „ Waste (too wet) 50 „ Total 310 „ 7 acres turned to grass since 1882.	Six-course	(a.) Convenient, but not sufficient. (b.)— (1.) Good. (2.) Fairly, except 50 acres too wet. (c.) Sufficient, but not pure. Well is being sunk.	Yearly	(a.) — (b.) 20*l.* (c.) — (d.) 1*l.* 10*s.*	(a.) (b.) 10 per cent in 1891–93. Full rent at present.	—	(a.) No. (b.) Yes. (c.) Yes.	Some of it is, but farmers are losing capital who still farm it well.
Mr. John E. Brookbank, farmer. Sir W. Lawson's and the Rev. W.S. Calverley's estates.	33 years	Arable 344 acres Grass 60 „ Total 404 „	Five and six course.	(a.) Good. (b.)— (1.) Good. (2.) Some good; some old. (c.) Good.	Yearly	(a.) 340*l.* on both farms.	(a.) Reduced 21*l.* in 1893. (b.) 5 per cent. in 1891 and 1892.	I do not think so -	(a.) No. (b.) A little.	No.
A Farmer, Drigg, Bootle Union.	26 years	Arable 65 acres Moor 29 „ Total 94 „ About 25 acres turned to grass since 1882.	Four-course	(a.) Good. (b.)— (1.) Good. (2.) Some wants draining. (c.) Good, except in very dry weather.	Yearly	(a.) 106*l.* (b.) 4*l.* 10*s.* Poor rate.	(a.) 10 per cent. remission was made previous to 1882, which is now permanent. (b.) None.	Lower - -	(a.) Yes. (b.) Yes. (c.) Yes.	Not generally, though capital is lacking.
Mr. Joseph Hutton, farmer, Holme Low, Wigton. Mr. Jos. Holliday's estate and Mr. M. Hayton's. [Two farms.]	71 years	Arable 157 acres Grass 3 „ Total 160 „ On two farms. None turned to grass since 1882.	Four and five course.	(a.) Good. (b.)— (1.) Good. (2.) All good, except 30 acres about to be done. (c.) Abundant, but inferior.	Yearly	(a.) 200*l.* and 50*l.* respectively. (b.) Average, 22*l.* 10*s.* (c.) — (d.) 3*l.* 2*s.* 6*d.*	(a.) 50*l.* and 14*l.* reduction were made in 1892. (b.) 5 per cent. to 12 per cent. from 1882 to 1892.	It is less - -	(a.) No. (b.) Yes. (c.) No.	No.

Tabulated Evidence of certain Farmers—*continued.*

Name and District.	Length of Occupation of Farm by Self or Family.	Size of Farm, and Proportion of Arable and Grass Land. Also Land turned to Grass since 1882.	System of Farming.	State of :— (*a.*) Buildings. (*b.*)— (1.) Drainage of Premises. (2.) Drainage of Land. (*c.*) Water Supply.	Nature of Tenancy.	(*a.*) Rent. (*b.*) Rates. (*c.*) Taxes. (*d.*) Tithe.	(*a.*) Permanent Reductions; (*b.*) Abatements since 1882.	Is the Labour Bill higher since 1882?	Since 1882 has Labour on your Farm been curtailed by— (*a.*) Turning Arable Land to Grass? (*b.*) Use of Machinery? (*c.*) Desire for Economy in the Labour Bill?	Do you consider the Land is being worse farmed than 10 Years ago?
Mr. Robert Graham, farmer, the Luham, Edenhall. Sir R. Musgrave's estate.	8 years	Arable 240 acres Grass 60 „ Total 300 „ None turned to grass since 1882.	Five to seven course.	(*a.*) Rather deficient. (*b.*)— (1.) Moderately good. (2.) Fairly good. (*c.*) Good at house, but deficient in fields.	Yearly	(*a.*) 325*l.* (*b.*) 17*l.* (*c.*) 3*l.* (*d.*) 8*l.*	(*a.*) — (*b.*) 10 per cent. for one half-year in 1893.	About 20 per cent. higher.	(*a.*) No. (*b.*) Machinery has assisted, but the labour has not increased with increased culture on my farm.	—
Mr. Wilson F. Story, farmer, Longtown. Sir R. Graham's estate.	12 years	Arable 356 acres Grass 179 „ Total 535 „ None turned to grass since 1882.	Five course.	(*a.*) Not quite enough. (*b.*)— (1.) Good. (2.) Good. (*c.*) Quite sufficient.	Yearly	(*a.*) 774*l.*, Feb. 1895 (*b.*), (*c.*), (*d.*) About 65*l.*	(*a.*) 10 per cent. in 1887 and 10 per cent. at Candlemas 1895.	Yes, but cannot say by how much.	(*a.*), (*b.*), (*c.*) Not reduced.	No.
Mr, Joseph James, farmer, 100 acres and other farms, Aspatria, Cockermouth. Sir Wilfrid Lawson's estate.	43 years	Arable 66 acres Grass 34 „ Total 100 „ 10 acres turned to grass since 1882.	Five and six course.	(*a.*) Fairly convenient. (*b.*) Good. (*c.*) Good.	Yearly	(*a.*) 32*s.* per acre. (*b.*), (*c.*) About 2*s.* 6*d.* in the £. (*d.*) Tithe 1*s.* 9*d.* per acre.	(*a.*) None in money. Some slight improvements at small interest. (*b.*) 5 per cent. twice or three times.	About the same, or slightly less.	(*a.*) To a small extent. (*b.*) Yes. (*c.*) To a small extent.	Yes, but more visibly on small holdings and strong land farms.
Mr. John Little, farmer. Sir Richard Graham's estate, Netherby.	45 years	170 acres. All arable.	—	(*a.*) Not sufficient. (*b.*)— (1.) Not good. (2.) Fairly good. (*c.*) Only in the rainy season good.	Yearly	(*a.*) 161*l.* 9*s.* (*b.*) 10*l.*	(*a.*) 10 per cent. in 1887. (*b.*) 10 per cent., to be spent in manures and feeding stuffs.	The labour is done by my own family.	No. - - -	Yes.
Mr. W. McKie, farmer, Great Orton. Mr. N. Thompson's estate.	13 years	Arable 210 acres Grass 20 „ Total 230 „ 4 acres turned to grass since 1880.	Six course.	(*a.*) Fair. (*b.*)— (1.) Moderately good. (2.) Bad. (*c.*) Good	9 years' lease from 1891.	(*a.*) 340*l.* 10*s.* (*b.*) 37*l.* 7*s.* (*c.*) 6*l.* 15*s.*	(*a.*) A rise of 11*l.* 6*s.* 10*d.* in 1891. (*b.*) 10 per cent. for four half years, 1886–87–88.	Much the same -	- - - -	Yes, on the whole it is.

Tabulated Evidence of certain Farmers—*continued.*

Name and District.	Length of Occupation of Farm by Self or Family.	Size of Farm, and Proportion of Arable and Grass Land. Also Land turned to Grass since 1882.	System of Farming.	State of:— (*a.*) Buildings. (*b.*)— (1.) Drainage of Premises. (2.) Drainage of Land. (*c.*) Water Supply.	Nature of Tenancy.	(*a.*) Rent. (*b.*) Rates. (*c.*) Taxes. (*d.*) Tithe.	(*a.*) Permanent Reductions; (*b.*) Abatements since 1882.	Is the Labour Bill higher since 1882?	Since 1882 has Labour on your Farm been curtailed by— (*a.*) Turning Arable Land to Grass? (*b.*) Use of Machinery? (*c.*) Desire for Economy in the Labour Bill?	Do you consider the Land is being worse farmed than 10 Years ago?
Mr. William Miller, farmer. Sir Wilfrid Lawson's estate, Aspatria, Wigton.	20 years	Arable 149 acres Grass 45 „ Total 194 „	—	(*a.*) Good. (*b.*)— (1.) and (2.) Good. (*c.*) Good.	Yearly	(*a.*) 300*l.* (*b.*) 30*l.*	(*a.*) 15*l.* in 1885; 35*l.* in 1894. (*b.*) Two or three 10 per cent. allowances.	20*l.* a year higher -	No. - - -	No.
Mr. William Briggs, farmer, Tallentine, Cockermouth. Executors of late William Brown's estate.	14 years	Three farms of about 800 acres— Arable 640 acres Grass 160 „ Total 800 „ About 100 acres turned to grass since 1882.	Five-course	(*a.*) Very inadequate. (*b.*)— (1.) Fairly well. (2.) Not good. (*c.*) Good.	Yearly	(*a.*) — (*b.*) About 1*s.* 9*d.* in the £; also occupation duty. (*c.*) — (*d.*) No tithe.	(*a.*) 10 per cent. in 1892. (*b.*) 10 per cent. in 1886, 1887, 1888, 1890, and 1891.	Wages are about 15 per cent. higher.	(*a.*) Yes. (*b.*) No. (*c.*) Yes.	Large areas have gone out of cultivation, but the rest is farmed about the same as formerly.
Mr. Joseph Carson, farmer, Holme St. Cuthbert's. Mr. Francis Grainger's property.	42 years	Arable 143 acres Grass 47 „ Total 190 „ 21 turned to grass since 1882.	Five-course.	(*a.*) Good. (*b.*)— (1.) and (2.) Good. (*c.*) Good.	Yearly	(*a.*) 270*l.* (*b.*) 24*l.* 6*s.* 8*d.* (*c.*) 2*l.* 19*s.* (*d.*) 10*l.*	(*a.*) Reduced to 200*l.*	About the same -	I have one man less -	Yes.
Mr. Francis Grainger, owner, Holme Abbey.	Since 1605 (290 years)	Grass 53 acres Arable 115 „ Total 168 „ 32 acres turned to grass since 1882.	Lately six-course	(*a.*), (*b.*), (*c.*) All good.	—	(*a.*) 160*l.* (*b.*) 14*l.* (*c.*) 5*l.* 10*s.* (*d.*) 5*l.*	(*a*) Reduced on rate-book 15 per cent.	Higher wages paid, but labour bill about the same.	(*a.*) Yes. (*b.*) No. (*c.*) Yes.	Generally.
Messrs. Tining, farmers, Kirkandrew's on Esk. Sir R. Graham's estate.	14 years	Arable 400 acres Grass 230 „ Total 630 „ 30 acres turned to old grass land since 1882.	—	(*a.*) Sufficient and good. (*b.*)— (1.) and (2.) Good. (*c.*) Plentiful.	Yearly	(*a.*) 994*l.* (*b.*) About 70*l.* (*c.*) 13*l.*	(*a.*) 10 per cent. in 1887 and 10 per cent. in 1895. (*b.*) 10 per cent. since 1892, which is now made permanent.	About the same -	No - - -	No.

ROYAL COMMISSION ON AGRICULTURE.

SCOTLAND.

REPORT

BY

MR. JOHN SPEIR
(ASSISTANT COMMISSIONER)

ON THE

COUNTIES OF AYR, WIGTOWN, KIRKCUDBRIGHT, AND DUMFRIES.

Presented to both Houses of Parliament by Command of Her Majesty.

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REPORT ON THE COUNTIES OF AYR, WIGTOWN, KIRKCUDBRIGHT, AND DUMFRIES.

To HERBERT LYON, Esq., Secretary to the
Royal Commission on Agriculture.

I.—INTRODUCTION.

SIR, Newton, Glasgow, June 30th, 1894.

1. In accordance with the instructions of the Commissioners, I have the honour to present to you my report on the present condition of agriculture in the counties of Ayr, Wigton, Kirkcudbright, and Dumfries.

2. The information contained herein was obtained in the following manner:—After receiving my instructions a series of questions and subjects on which information was desired was prepared, of which 500 copies were printed and distributed over the counties named, among the principal factors, farmers, bankers, and merchants. A copy was also sent to each of the agricultural and local newspapers circulating in these counties, nearly all of which made extracts, and directed attention to the subjects on which information was desired. At the same time a short advertisement was inserted in the local papers, stating that public inquiry meetings would be held in each district, and that circulars giving particulars of the subjects on which information was desired would be sent to all who inquired for them. Method of inquiry.

3. Under a local guide, who was usually a well-known farmer in the district, the principal factors and farmers were called on at their homes, while others were interviewed at the local markets, cattle shows, and way-going sales, each of which I attended where there was any possibility of obtaining information.

4. From one to three public meetings were held in each county, in order that those on whom I had been unable to call or meet might have an opportunity of expressing their views. Without exception these meetings were all very well attended, the halls used being as a rule overcrowded. While the public meetings in great part reflected the opinions expressed in private, they neither did so fully nor forcibly, because many subjects could be discussed in private which it would have been injudicious to mention in public, and many gentlemen who spoke on the subjects under inquiry without reserve while in private did not for various reasons wish to appear in public at all. Public Meetings.

II.—THE SYSTEMS OF AGRICULTURE PRACTISED.

5. The counties to which this inquiry refers are usually looked on as being farmed under the same system, but such, however, is not the case. Dairying in some shape or form is more or less practised in all of the counties, but not in all alike. With the exception of a few farms in the Ayr, Girvan, and West Kilbride districts, every farm in the county of Ayr may be said to be either a dairy or hill sheep farm, a very large per-centage of which are breeding farms for stock of the Ayrshire breed. Ayrshire.

6. Around Ayr, Girvan, and West Kilbride a most intense system of farming is followed. The most valuable produce grown consists chiefly of early potatoes, carrots, and other vegetables, all of which are sold off the farms. The climate is particularly favourable to this class of crops, and some of the farms have the half of their area under potatoes alone. Very few cows are kept on these farms, the crops not sold off being consumed by flying stocks of sheep or cattle. The early potato districts.

7. In Wigtownshire quite a different system of dairying is followed from that which is practised in Ayrshire, as in the former county only a very few farmers do any breeding of Ayrshires, the majority confining themselves entirely to the production of milk or cheese. The Rhins district, or western half of the county, is almost exclusively devoted to dairying, while the Machars, or eastern portion, contains about an equal proportion of dairymen, breeders, and feeders of cattle and hill sheep farmers. Wigtownshire.

8. Dairying is spreading very rapidly over Kirkcudbright, which may be said to be the home of the Galloway breed of polled black cattle. At present dairying, feeding, and hill sheep farming are the principal systems of farming followed, the breeding of Galloways being confined to a very few farms. Kirkcudbright.

9. From the north Dumfries-shire is entered by the valleys of the Nith and Annan, and from the watershed southward, dairying is gradually supplanting other systems of farming. Dumfriesshire.

Horse breeding.

10. Besides the classes of farming already referred to, all the counties mentioned have for 15 years gone in very heavily for the breeding of Clydesdales, and until a few years ago this branch of farming gave very good returns. Now, however, it is in about as low water as any of the others, and at present prospects look anything but promising in this department.

III.—Evidence of the Depression.

No signs of a collapse of farming.

11. In the districts visited by me, depression certainly exists to a greater or less extent, and both landlord and tenant have felt the pinch of hard times. In every district land has fallen more or less in value, but nothing like a total collapse of farming can be pointed to, as many would lead the uninitiated to suppose. There are no farms on landlords' hands, much less lands lying idle, nor is there the least difficulty in letting a farm of almost any kind. For every vacant farm there are usually from 10 to 20 offerers, and although sharp reductions of rent are in many cases met with, more especially in hill sheep farms, still there is always more than a sufficiency of offerers.

Ayrshire.

12. In North Ayrshire the fall in the value of land is not more than 5 to 10 per cent. and further south from 10 to 15 per cent. From returns given to me by various estate agents for about 110,000 acres in this county, I find that the better managed estates have all decreased since 1880 from 13 to 18·4 per cent. in their rental. One estate, which is always looked on as having been specially managed, shows a decrease of 10 per cent., but the rents on this estate were never supposed to be so high as on some of the others. Another estate, on which changes have been very frequent and from which more men have gone to Essex than from any other, only shows a fall in rent of 4 per cent. since 1880. The factor of one large estate, who, however, refused to give me the details of the land managed by him, stated that an abatement of 10 per cent. was given for a few years about 1885, and he had no difficulty at present in letting the farms under his charge, at or about the old rents.

Arrears of rent.

13. Arrears of rent are probably the best gauge of the position of the agricultural industry. On a few estates, where abatements in rent were given soon after the fall in prices set in, there are practically no arrears, while on others they have been and still are considerable. On one large estate, where the tenantry admire the management of the agent, before 1879 there were no arrears, but in that year, which was a very bad one, they amounted to 1 per cent. of the rent, while in 1880 they were 10 per cent.; in 1881–82–83 they were 7·7 per cent.; in 1892 they were 6·3 per cent. On another estate, in a different part of the county, but of about the same size, the arrears of rent in 1880 were 6·5 per cent.; in 1887 they were 22 per cent.; and in 1892 they were 12 per cent.

Wigtownshire.

14. Only a few estates have furnished me with details of their management in Wigtownshire, and the arrears on these, even in spite of reductions in rent, are very considerable. One of the largest estates, the rental of which for 1880–81–82 was only 5 per cent. over that of 1872–73, but which in 1891–92 is 15·8 less than in 1880–81–82, although having only 4 per cent. of arrears of rent in 1880–81–82, had, in 1891–92, an average of 15 per cent. On another small estate, having a rental of from 2,500*l.* to 3,000*l.*, the rents of 1872 were 16·4 per cent. under those of 1880, while those of 1892 were 27·3 per cent. under those of the same year, yet there were no arrears in 1880, and in 1892 they amounted to 10·5 per cent. This corroborates in part what many farmers told me in Wigtownshire, that they were better off paying rent 15 years ago than they are now, even if sitting rent free. Taken literally, there does not seem to me to be this difference, but certainly a very great difference exists. (*See* Appendix I.)

Kirkcudbright and Dumfries.

15. For the counties of Kirkcudbright and Dumfries I have only been furnished with sufficient details to enable me to draw general conclusions, but it was a common remark in the lower half of Dumfries-shire, that whereas 15 years ago almost every farmer had sufficient capital to purchase stock to eat off his turnips, few of them now were in a position to do so.

IV.—Causes of the Depression.

Low prices.

Currency

16. As a rule all those with whom I came in contact considered the fall in prices, principally owing to foreign competition, to be the chief cause of the depression (*see* Appendix II.) I only met one or two who considered the monetary difficulties had had any effect whatever in bringing about the present low values. These men were, however, very firmly convinced of the truth of their own opinions.

17. The majority thought that if only rents were made proportionate to the value of farm produce and the cost of growing it, there was no reason why farmers might not yet do very well. Nearly everybody was, however, of opinion that few farmers even yet seemed to realise that present prices were not likely to alter much for a considerable time, or to base their calculations on present values. Rents not proportionate to prices.

18. Next to low prices, the most potent cause was generally considered to be the unwarrantable competition which exists among farmers themselves. Ayrshire especially seems a veritable congested district, which rears twice as many farmers than there are farms for. (*See* Appendix, page 42.) This superfluity of numbers keeps up an excessive and unnatural competition at home, and has had a material effect on the rental of the other three counties, and several of those of the east of Scotland and south of England. At least 30 per cent. of the farmers of Wigtownshire are Ayrshire men, or their descendants, and any farms becoming vacant in the counties of Wigtown, Kirkcudbright, or Dumfries are generally taken by dairymen, most of whom come from Ayrshire, with a few from the counties of Lanark and Renfrew. (*See* paragraph 42.) Excessive competition for farms.

19. For 15 years bad seasons appear to have had a not inconsiderable effect in making the situation materially worse. Many farmers throughout Ayrshire say that with seasons such as the last, and present rents and prices, little would be heard of depression in that county. While, however, last season was a very favourable one for Ayrshire, it was not so for the other counties, and in those counties the farmers do not fully endorse that view. Bad seasons.

V.—Effect of the Depression on Landlords.

20. While in some of the districts visited the fall in rents has been comparatively speaking very little, in others, more especially in the sheep-farming districts, it has been very heavy, and all are decidedly of opinion that sooner or later the whole burden of the depression will fall on the landowners.

21. The most absurd ideas appear to possess the minds of the public regarding the incomes which landlords draw from their estates. It is often considered by those whose knowledge of estate management is rather limited, that because a landlord has a rent roll of 10,000*l.* a year, he has an annual income of that amount, whereas the facts of the case show that this is very far from the truth. The estates of which I have had returns are nearly all considered to be very well managed, and the average nett income to the proprietor from these at the present time is 56·7 per cent. of the gross income. Many estates are yielding their proprietors very much more, but others are very much less, the highest I have received being 85·3, while the lowest is 23·3, both being calculated for an average of three years. One other very significant fact is brought out by these returns, viz., that there seems to be a growing necessity in the management of all the estates to expend a greater sum than formerly in the upkeep of them. Taking the average of a number of estates, of which I have the details since 1872, and dividing it into periods of 10 years, it comes out thus— Landlords' nett incomes.

Rental.						
£142,754	1872	yielded	70·1	per cent.	of the gross	income.
£244,137	1882	„	62·7	„	„	„
£246,389	1892	„	56·7	„	„	„

(*See* Appendix I.)

22. Ever since the fall in the value of land set in, it has been a common remark that the landlords were not now spending so much on the upkeep of their estates as formerly and that they were maintaining their incomes at the expense, more especially of the buildings on their estates. In the districts visited by me, I have pleasure in recording that such a state of affairs is only met with in isolated cases. For the estates of which I have returns, but which are mostly of the best class, the average outlay on new buildings and repairs in 1880–81–82 was 11 per cent. of the gross rental paid, while for 1890–91–92 it was 16 per cent. on the same estates, a few of them running as high as 27 and 28 per cent. for a year or two. In these latter cases, however, the expenditure seems to have been very limited previous to 20 years ago, so that more is necessary now. Landlords still spending the usual amount on buildings.

23. Few estates show the rise and fall of the value of land and the good effect of judicious management more clearly than that of the "Dumfries" Estate of the Marquis of Bute in Ayrshire, full details of which have been submitted to me from 1882 to 1893. Previous to that date the estate had been in a rather backward A well managed estate.

condition, the arrears of rent and yearly allowances in time and money being very heavy. At that date the arrears usually amounted to from 25 to 40 per cent. of the whole rental. The late Lord Bute, who had the progress of his estate much at heart, gave his tenants every encouragement, and freely expended large sums in drainage and buildings (particularly dairies). He, however, died in 1848, and thereafter the estate was under a tutor at law till 1861, but whereas at the beginning of the period referred to the estate was in a backward condition and arrears heavy, at the end of the tutory the rental had increased nearly 50 per cent., the buildings were in a much better condition, and arrears were entirely swept away. (*See* Appendix XVII.)

Burdened estates.

24. There are, however, a good many heavily burdened estates, the buildings of which are in a very dilapidated condition, but as a rule I could not get any details of these estates. On farms so situated the tenants are not in a condition to make the most of the circumstances, and what makes matters worse is that these are the very estates where the smallest reductions in rent have been made, and on some of them the tenants seem to be in anything but a prosperous condition.

New buildings on mortgaged estates.

25. On heavily mortgaged or otherwise burdened estates there is often a difficulty in finding sufficient funds wherewith to erect new buildings when these become absolutely necessary. The factor of one such estate in North Ayrshire informed me of a plan he had successfully practised for many years, and which is worthy of being mentioned.

How buildings may be erected on mortgaged estates.

26. He had no funds from which to erect new buildings, of which many of the farms were in great need, but he knew that many of his tenants had money over and above what was necessary for the proper working of their farms. At the end of a lease, having arranged what new buildings were required, and the rent for the following lease, he offered the tenants $7\frac{1}{2}$ per cent. for what money was necessary to put up the new buildings, which sum was to be annually deducted from the rent for the whole lease. In this way the landlord succeeded in erecting new buildings without seriously trenching on his limited income, while the tenant, whose money erected them, was paid a fair interest for his outlay, and had his capital returned to him by the end of the lease. The system seems better than many existing arrangements, but is faulty in that no provision seems to have been made for repayment during the currency of the lease, in case of bankruptcy, death, &c.

Annuities *pro ratâ* the rent.

27. Most of the agents connected with encumbered estates grumble sadly at the difficulty of handling such properties, and strongly urge that some change should be made in the existing law, because as matters now stand neither landlord nor tenant can do any good with them. Since the fall in the value of land set in many estates leave nothing for the owner, who, in many cases, is also burdened with the upkeep of the family mansion, grounds, &c. Factors ask for greater freedom in the sale of portions of such properties, as by doing so many owners could go on more freely afterwards.

Factors' opinions.

28. In my inquiries the question has repeatedly been raised whether or not the money payable to annuitants should not rise and fall with the rent of the property from which the annuity is drawn. Those who manage estates of this class were, however, anything but unanimous in favour of any particular course. The average resident factor usually considered the *pro ratâ* scheme the most reasonable and proper one to follow, and one which would be equally just all round, while the lawyer factor very seldom favoured the proposal.

VI.—Effect of the Depression on Tenants.

Tenants' capital decreasing.

29. While it can scarcely be said that the farmers of the south-west are suffering as acutely as those of many other districts, evidence was everywhere plentiful that it was only in isolated cases that those farming under long leases where the rent had not been re-adjusted were doing any good. While the majority were barely making ends meet, many were living on the savings of previous years, while not a few were gradually, yet all the more surely, being steadily drained of their capital.

Bankers' opinions.

30. Every opportunity was taken of consulting the principal bankers who do business with farmers in the different districts visited, and of getting their opinion as to the financial position of the tenant farmers generally, more especially as to their position now compared with 1880. Except in a very few instances they gave their opinion unreservedly to the effect that judging from the funds in their possession, they had no hesitation in saying that farmers were going steadily backward. In North Ayrshire, round Ayr and Girvan, there does not seem to be much difference, but all through the

inland districts of Ayrshire, Wigtown, Kirkcudbright, and Dumfries evidence was continually cropping up tending to show that the tenants' capital was gradually being lessened.

31. Besides bankers, every opportunity was taken of finding the opinion of merchants who are dealing direct with farmers, and who know very accurately the financial circumstances of most of their customers. Their opinion is that throughout Ayrshire there has not been much difference in the payment of farmers' accounts for several years past, and sellers say that if anything their accounts are better paid up at the present time than for several years. They attribute this principally to the dry, warm summer of last year being a highly favourable one for the inland districts of Ayrshire, and to the gradual extinction of old leases. What merchants say.

Throughout the three southern counties there is not the same hopeful account to report from the merchants. In these districts the breeders and feeders are not improving their position, while the dairymen, who have recently taken leases, seem to be doing well, but the older dairymen of Wigtownshire seem as hard pressed as any.

32. Even in the best of times farmers' profits are never great, and when periods of low prices set in, it is rare that anything remains after expenses are paid. This is very clearly shown in the balance sheets attached hereto (*see* Appendices IV., V., VI.) which are those of representative farms in the different districts visited. They are all very accurate book-keepers, and the results shown by them may be relied on as being correct, as far as these particular farms are concerned. In none of the cases is any interest charged on the farming capital, and neither is any allowance made for the use of the farmhouse. A reference to the balance sheets in the appendix shows that, notwithstanding the capital invested, the remuneration of the average farmer of moderate means is no greater than that of a first class artizan. Farmers' profits.

VII.—Effect of the Depression on the Land.

33. From the evidence brought before me, it does not seem, that even with the low prices and high rents of late years, that the county of Ayr has deteriorated in fertility. My own intimate knowledge of the north of the county for the past 30 years leads me to believe that it is in better manurial condition now than at any previous date, and this view is shared by most of those whom I have consulted. Much the same opinion is held in regard to the middle and south of the county. Ayrshire.

34. A great deal of land in the inland districts of the southern half of the county is much in need of redraining, and money for this purpose is urgently required. (*See* para. 35.) The extent to which artificial manures are used is not on the increase over the county as a whole, but during the past 15 years feeding stuffs have been much more freely used. The area of land laid down to grass does not seem to have materially increased, but the quantity of home grown grain consumed on the farms is now very much greater than formerly. This county is now such a large user of feeding stuffs, and sells so small a quantity of grain, that the fall in the price of the latter, has been more a gain than a loss to the farmers of the county. The previously well-known grain markets of Ayr, Kilmarnock, and Ardrossan are now shut up, and devoted to other purposes, simply because there is no longer any use for them. Draining. Manures and feeding stuffs. Home-grown grains.

35. It is a disputed point in the county of Wigtown whether or not the fertility of the land is being maintained. The use of feeding stuffs is largely on the increase here also, but owing to the want of proper under drainage many localities do not yield as much as they otherwise might. The water supply of many farms of the county is rather deficient, which for a dairy district is a very great drawback. Wigtownshire.

36. The county of Kirkcudbright contains many excellent feeding pastures, and a general opinion seems to prevail, that the pastures are being deteriorated through the extension of the dairy industry. This opinion was repeatedly expressed to me by very reliable men, but it was impossible to get any indisputable facts on the point. Kirkcudbrightshire.

37. The hill sheep farmers are, however, almost unanimous that their farms do not now keep so many sheep, nor make them so fat as they formerly did. No proof of this was, however, produced.

38. There is a general opinion all over the county of Dumfries that the fertility of the land is not being maintained, and judging from the appearance of the pastures and crops this seemed to me to be correct. Formerly the bulk of the turnip crop was eaten on the land along with a considerable amount of cake or grain, but since the introduction of dairying fewer roots are grown, and a larger per-centage of these are consumed in the byres. When the older farmers were in better circumstances they Dumfriesshire.

fed off their root crops with their own stock, when, of course, it was to their interest to give them a large supply of grain or cake. Now, however, only about one out of every four of the farmers feed off their roots with stock belonging to the farm, the remainder leasing their crops to a feeder, generally a dealer, who puts on his own stock, and who, of course, has not the same interest in giving them a large supply of cake as the farmer who was to reap the following crops.

VIII.—Changes of Tenancy.

Ayrshire.

39. The changes of tenancy in Ayrshire have varied very much with the district and year, and while on some estates there have been many changes, on others there have been comparatively few. In the majority of cases the cause of the change has been a matter of rent, and probably the greatest number have occurred in the Fenwick and Loudon Hill districts, from which many of the farmers have gone to Essex. I should like to have obtained a return of the changes in these parishes, but could not find any competent local person willing to make it. The rents of all North Ayrshire are very high, the farms are, comparatively speaking, small, and the farmers frugal and industrious, yet from what I know of the circumstances of many, their lot is anything but an easy one. Many are complaining now who previously said little, preferring to work away, rather than be turned out in their old age. Hard as the farmers work themselves, their wives and families do not less, but often more, and in many cases every two of them perform the work of three hired servants, for little over half the remuneration. On about 100,000 acres, of which I have returns, in parishes where the estates are well managed, and comprising about 200 farms, very representative of the different classes of farming carried on in the county, the changes during the past 14 years have been as follows:—

	Arable and Dairy.		Sheep Grazing.	
	Number.	Per cent.	Number.	Per cent.
Died leaving no successor	12	31·6	2	14·3
Retired	9	23·7	5	35·7
Changed to farms in the county	8	21·1	—	—
Changed to farms out of the county	4	10·5	1	7·1
Renounced, having other farms	—	—	5	35·7
Bankrupt	5	13·2	1	7·1
Total changes	38		14	

In some other districts, where the estates are not so well managed, the changes are very much greater, but the failures as a rule are comparatively few.

Wigtownshire.

40. In the Rhins district (the western half of the county of Wigtown) there are 457 farms, and during the past 14 years, 83 of these farms have gone into the hands of other families not in any way connected with the previous tenants. Out of the 83 farmers who left, 25 were bankrupt or left without means.

In the Machars district (the eastern half of the county) the changes have been very numerous. In this district there are 607 farms, and during 14 years there have been 245 changes, equal to fully 40 per cent. The whole district has not been gone into in detail as to what became of the old tenants, but in the parishes of Penninghame and Kirkcowan, which are fairly representative of the whole, the details are as under. (*See* Appendix III.):—

	Total Farms.	Still Farming.	Retired.	Died.	Left without Means.	Changes.
Kirkcowan	56	7	7	8	14	36
Penninghame	93	26	4	8	16	54
	149	33	11	16	30	90
Per-centage of the changes	—	36·6	12·2	17·7	33·3	—

This is rather a bad record, as it shows that every third change means a tenant leaving his farm without means. (*See* Appendix, page 40.)

41. The changes in Kirkcudbrightshire have not been so numerous as in the parishes mentioned above, but for the whole county I am informed that they are very much the same. I did not succeed in getting a complete return of the whole county, but in the parish of Urr, which is considered a fair sample of the rest of the county, the changes have been as follows during the past 14 years:— Kirkcudbrightshire.

29 farms=42 per cent., have changed hands once.
7 „ =10 „ „ „ twice.

There are 69 farms in the parish.

42. Very many changes have occurred amongst the tenantry of Dumfries-shire within the last 15 years, where, up to that time, there had been very few. As in the other counties dairymen are taking the place of rearers and feeders. Dairying was first introduced in the north of the county, but it has now spread more or less over the greater part of it, and, as in Kirkcudbrightshire, the farmers who seem to be succeeding best are those who have adopted dairying, no matter to what district they belong. Except in the valley of the Nith, no unusual number of changes have occurred, but there the number has been somewhat excessive of late years. In the parishes of Closeburn, Keir, Tynron, Penpont, Morton, Durisdeer, Sanquhar, and Kirkconnel, there are 245 farms, and during the past 15 years 131 of these have changed hands. The total per-centage of changes has been 70 per cent., as several of the farms have had two and occasionally three tenants in that time. About 31 per cent. of the farmers who removed are said to have done so on account of rent, and 26 per cent. of them are said to have been bankrupt when they left. Dumfries-shire.

Explanatory Statement showing the changes of Tenant Farmers in Nithsdale.

Number of farms, 245; number of new tenants, 172, made up thus:—

Proprietors in temporary possession	7
Agricultural students	3
Bankers, merchants, or others entirely unconnected with agriculture	53
Dairymen, ploughmen, shepherds, or other farm labourers	19
Farmers*	90
New tenants as above	172

(*See* Appendix VII.)

Of the eight parishes referred to, five of them, according to the valuation roll, show a decreased rental from lands alone of 17 per cent., one of 1·5 per cent., another of 2·8 per cent., while a third shows an increase of 1·5 per cent. since 1880. The decrease in the rental of lands all over the county during the same period has been 15·8 per cent.

43. The parishes showing the greatest decrease in rental are largely occupied by sheep farms, on which the decrease has been greatest, while in some more old leases have recently expired than in others. (*See* Appendix, page 40.) Decrease of rental.

(*See* Appendix VIII.)

Complaints.

44. The landowning class have few complaints to make other than that of excessive taxation on land compared with other sources of wealth. By the tenant farmer class great complaints are made of the want of security for capital invested in farming, the unwarranted and excessive competition for farms, the unnecessary and great loss of stock from disease, the ravages of game, the inequality of taxation, and railway rates, the want of freedom to make the most of the circumstances under which they are placed, and the management of landed estates by gentlemen who have no knowledge of agricultural matters. Landlords' complaints.

45. Landlords, factors, and farmers alike are all unanimous in declaring that when most of the present burdens were imposed on land, that protection was the order of the day, and they think that it is little more than justice that since home-grown products are now no longer protected that land should pay no special taxes, but that all wealth should be taxed alike. Taxation on land.

* Of these 90 farmers, 47 belonged to Dumfries-shire, 23 to Ayrshire, 15 to Lanarkshire, 4 to Galloway, and *one* to the north of Scotland.

Poor rate.

46. Great complaints are made regarding the inequality of the poor rate, it being not uncommon to find parishes quite close to each other in which the rates are two or three times more in the one than in the other.

Want of security for an improving tenants' capital.

47. From the farmers the most serious complaints of all are that little security is afforded for capital employed in improving the condition of the land, that the present Agricultural Holdings Act is a delusion and a snare to unwary tenants, that although everybody is expected to respect and keep the laws of our country, factors in too many instances have done everything in their power to break this Act, and to render its working null and void. Owing to the insecurity of the capital of the tenant, he is at a great disadvantage when negotiating with his landlord, for with unexhausted improvements unsecured, he is liable to be outbid by new tenants who live for a few years on the unexhausted fertility left by him, and then move off, when the farm has to be relet at a greatly reduced figure. Farmers are almost unanimous in considering that tenants must be given better security for their improvements and greater freedom to grow and sell what they find most profitable, otherwise the present inordinate competition for farms will remain unchecked and will ultimately end in disaster.

Farmers' sons going into other businesses.

48. This is being foreshadowed in the present state of the Rhins of Wigtownshire. The farmers there are a highly intelligent class and fairly well supplied with means, yet very few of them are bringing up any of their sons to be farmers, and were it not for the Ayrshiremen and dairymen, farms would be rather difficult to let in this district. Farmers seem to think that agriculture is now giving so small a return for the money and energy requisite to carry it on, that they consider it more judicious to advise their sons to try some other line of business.

Tuberculosis.

49. The loss from tuberculosis in Mid and South Ayrshire and Wigtownshire is something excessive, and beyond anything that has been publicly stated even by the most pessimistic. In these districts there are very few farms that are free of the disease, it being no uncommon occurrence to find a farmer losing from 10 to 15 per cent. of his stock every year, while a few cases showing losses even heavier than this have been brought under my notice. Even at present rents, but for this loss which may be looked on as in great part preventable, there would have been a moderate profit, which in the course of a lease would have left men in fair circumstances, who, as matters exist, leave their farms in no better condition financially than when they entered them 20 years previously.

Restrictions in leases.

50. The complaints against the unnecessary restrictions contained in the majority of leases are most bitter; everybody detests them, yet all the same farmers seem to be easily cajoled into signing them. Factors say these restrictive clauses are not intended to be acted up to, and to their credit they seldom are. Indeed in many cases they could not be acted up to. Why then, farmers ask, are they inserted at all? If landlords and factors were to be bound with as foolish restrictions in favour of the tenant, as tenants are, in favour of the landlord, the farmers think it would be soon found where the shoe pinched, and leases would immediately be very much simplified. If landlords and factors only half gauged the antipathy against these restrictions, they would do away with all not really necessary to safeguard the interest of the landlord. (*See* Appendix XI.)

The taking over of hill sheep stocks.

51. Considerable irritation has arisen during the past few years owing to landlords and incoming tenants refusing to take over hill stocks which the outgoing tenant was compelled to take over at valuation at the beginning of his lease, and that without any change in the wording of the lease of the new tenant. So great has been the antipathy against this system, that associations have been formed in several districts in order to protect the rights of the tenants and take over the stocks where the proprietor refused to do so.

Antipathy against estates being managed by lawyers having no agricultural knowledge.

52. Farmers say that landlords and factors as a rule twit them for their want of and dislike to technical education, forgetting that that very education is entirely ignored in their leases. These as a rule not only tell the farmers how to farm, but prevent them making any changes, unless by the consent in writing of the landlord or his agent, who in many instances makes no pretence of knowing anything of farming. While landlords and factors encourage technical education with the one hand and restrict the application of it with the other, they need not wonder if the average

farmer treats with cold contempt their endeavours to further it. Farmers say let landlords and their agents first educate themselves in agricultural affairs, then we will be able to respect and obey their instructions and intelligently discuss what is for the mutual advantage of both.

IX.—Remedies Suggested.

53. Everybody is of opinion that nothing can rid agriculture of the millstone which hangs about its neck so much as a readjustment of rents in accordance with present prices. Supply and demand will no doubt do so in due time, but owing to the almost universal adoption of the 15 or 19 years' lease, and the continued fall in the value of farm produce, the process is slow of adjustment. The hopeful temperament of farmers also militates very much against this, as they seem always to be anticipating that former prices will return, and are slow to base their calculations on present or lower values. Adjustment of rents to prices of produce.

Everywhere evidence was submitted to me that while many matters connected with the owning and occupying of land require amendment, many farmers say that unless the hiring of land is regulated in some way, so as to prevent the craze which seems to possess many to occupy land, legislation in other channels will be of little avail. They say if the rent is wrong, no amount of legislation in other directions will make the farm right.

54. There is not the least doubt that few farms yield the profit they might do if farmed to the highest possible capacity, consistent with economy. In order that this may be done every inducement should be held out to farmers and the public to invest in the soil of our country the millions they lend to the foreigner to enable him the more successfully to lower the value of the property of the landlord, and lessen the profit of the tenant. Just now there is little security for money so invested, and until the Agricultural Holdings Act is very materially amended, it will not be possible to divert much more money into farming. Amendment of the Agricultural Holdings Act.

55. Almost every farmer who gave evidence before me on this matter, mentioned this as a *sine quâ non* of successful agriculture, or, as expressed at Stranraer, "the "nearer occupancy and ownership approach each other the better would the land be "farmed." Some of the districts visited had more complaints to make against the Act than others, but in hardly any instance did I find any one satisfied with it. Farmers' opinions of the Act.

In one district it was said to be a dead letter, in another a snare to catch unwary tenants, in a third it was considered useless, and so on, but in none was a good word said of it by either factor or farmer. Considerable amendments are undoubtedly desired and necessary for the farmers of the districts visited by me, and as a rule these amendments were put in the forefront as what the Legislature might and should do for farmers. It was often expressed to me that given rents in proportion to prices, and full compensation for everything a tenant adds to the letting value of his farm, the farmers of this country could hold their own against the world.

56. The principal amendments suggested are, a reduction of the cost of procedure under the Act; the date of sending in notice of claim to be the same for landlord and tenant; one or more valuators or assessors for each district, county, or block of counties; freedom to manure, clean, and seed down as may be thought fit; more liberty to crop and dispose of the produce if the grower should find it advantageous (*see* Appendix, page 42); compensation for the consumption of home-grown foods; more liberty to drain and build; penal clauses to be entirely done away with; and contracting out of the Act to be rendered impossible. Amendments suggested.

57. The number is, comparatively speaking, small, who are decidedly in favour of a land court, to the exclusion of every other means, but a very large proportion say that unless some better scheme is devised than the present Act, they will be forced against their inclinations to favour the establishment of a court to fix rents. Land court.

58. Time after time it has been urged on me, that no Act will be of any use unless it is of such a nature, that it can be put in operation at comparatively speaking small cost. In the dairying districts the farms are usually what are called small, so that just and reasonable claims rarely amount to very large sums; unless, therefore, such claims can be enforced at moderate expense, any machinery for the purpose will not be taken advantage of. To make matters worse, large counter claims by the landlord have up to the present tended to increase the cost rather than diminish it. (*See* Appendix, page 37.) Reduced cost of working the Act.

Removal of stones.

59. Over Wigtownshire and Kirkcudbrightshire and more or less over Dumfries-shire and Ayrshire, enormous sums have been expended in clearing the land of large boulder stones. No one who has not seen what has been done can form any idea of the labour which has been expended on such work Not only have sufficient stones been dug out of the land to form walls round the fields, but in some cases they are piled in heaps of thousands of tons in out-of-the-way places. In one case I found the walls from three to five yards wide and five feet high, with new pieces from three to four feet wide being built alongside those that already exist, for no other purpose than the cheapest way of disposing of them. In this case one wall was wide enough to allow a couple of busses to go abreast along the top of it. This was an extreme case, but thousands of others of a more modified character abound all over the southern counties. It was represented to me that drains in time require renewal and buildings need repairs, yet both of these are called permanent improvements, and are acknowledged in the present Act, while the removal of stones weighing from a quarter of a hundredweight, to two or three tons is not acknowledged at all, although it is a more permanent improvement than any of those mentioned in the Act, for while the others go done sooner or later, a large boulder once removed is never again a source of trouble. The farmers of the south, therefore, urgently ask that such work should be acknowledged, and that although those who originally drafted the present Act omitted to recognise such work, it should be made retrospective in any amended Act. (*See* Appendix X.)

Official valuators.

60. There appears to be a strong consensus of opinion in favour of Government valuators or assessors being appointed in each county or group of counties, as it is thought that by this system the expenses might be reduced, and more uniform decisions given. Factors, as well as farmers, were nearly all alike unanimous on this point, although they differed a good deal as to how these men were to be appointed.

Compensation for the consumption of home-grown foods.

61. It is also urgently asked that compensation should be allowed for the consumption of home-grown foods, the onus of proof lying on the farmer, as to the quantity used. In Ayrshire and Wigtownshire a considerable acreage of beans is grown, which with or without a portion of the oat crop is almost invariably used as food for the milk stock. Under the Act, as it presently stands, nothing can be claimed for such food so used, and it seems ridiculous that these grains should require to be sold, and replaced by others (probably a neighbour's) before the manurial value can be claimed for.

Schedules.

62. Many urge the abolition of the schedules of the present Act, the giving of freedom of cropping, and sale of produce, and greater liberty than presently exists in the making of roads, drains, and erection of buildings. The prevailing opinion seems to be in favour of having improvements divided into two classes, one which the tenant may do without consulting his landlord, the other which would be on the same footing as drainage presently is.

Contracting out.

63. Very considerable irritation seems to have been caused by the great antipathy landlords and factors have shown towards the Act, and the strong endeavours they have made to contract themselves out of it have induced them to insert clauses in their leases, many of which are curiosities in their way. (*See* Appendix XI.) In some instances, factors have bound their tenants, and, more wonderful to relate, the latter have agreed, to apply to each acre put under green crop a quantity of farmyard manure, many times greater than what could be made on the farm, or is ever applied in ordinary farming, under the impression that the tenant could only claim for the unexhausted value of what manure he had used over and above this quantity. In some cases as much as 70 cubic yards of farmyard manure was agreed on to be applied to each acre of green crop. (*See* Appendix, page 37.) Many farmers consider that having bound themselves in this way, their best course to follow is to ignore the Act altogether, and leave their farm in the most exhausted condition they can, consistent with profit to themselves. As clauses of this kind are inserted in three out of every four of the leases current in the counties reported on, and as the system referred to is acted on by most of the farmers, it is clear how useless the Act has been. Others, again, consider that although they have agreed to apply these quantities of manures, and take care to apply them, they have not in any way bound themselves to leave the unexhausted value of these manures without being compensated for them.

Compensation to the sitting tenant.

64. Many corporations and public bodies hold lands, which they are compelled to put up to public auction. In such a case the sitting tenant bids with the public for his own improvements. It has therefore been urged on me that in any amended Act which may be drafted a clause should be inserted giving compensation to the sitting tenant under these or similar circumstances.

X.—Tuberculosis.

65. My inquiries lead me to believe that throughout the stocks of Ayrshire and Wigtownshire this disease has become more prevalent than anyone ever supposed. Throughout a portion of Ayrshire and Wigtownshire, the losses are enormous, and in many cases amount to what would be a fair annual profit to the farmer.

Prevalence of the disease.

66. A large number of cases have been brought under my notice where a full stock has died in from five to seven years, with a few cases at wide intervals, where the loss is even greater. For instance, in one year, a Wigtownshire farmer lost 23 cows out of a stock of 50, and in another case in Ayrshire, out of 50 cows and 20 young cattle sold by auction, all apparently in good health, very few were known to be alive three or four years afterwards.

Necessity for stamping it out.

67. On some farms the loss has been excessive, while on others quite near at hand it has been quite unknown, so that there seems no risk of the disease being communicated from affected animals on one side of the fence to others on the opposite side. In the counties referred to, this question dwarfs all others, and those who have felt its effects consider there is much greater occasion to segregate and slaughter animals affected with this disease than ever there was for so treating those affected or in contact with pleuro-pneumonia. This is probably putting it too strong, but certainly there never was the same unanimity among ordinary stockholders in favour of compulsory slaughter of animals affected with pleuro-pneumonia, that there is among the farmers of Ayrshire and Wigtownshire, in favour of slaughtering those affected with tuberculosis.

Cause of the prevalence of the disease.

68. With few exceptions farmers trace the beginning of this disease among their stock to the use of a bull purchased from some highly in-bred herd. A proportion of the stock of this bull often died when calves, while in other cases none died at that stage, but, as a rule, a good many of the females dropped off when they had produced their second or third calf. Where they lived longer, the disease often showed itself first in the next generation, a large proportion of which was invariably affected. In-breeding in most cases is blamed for undermining the constitution of the animals and thus predisposing them to the disease. The greater portion of the most valuable part of the evidence in connexion with this matter was all obtained by private inquiry, and on being sifted resolved itself in nearly every case into something like the following. Up to within the last quarter of a century, it was only on very rare occasions that the typical Ayrshire breeder lost any stock from this disease. Desiring to improve his stock, he purchased a bull from some highly in-bred herd. The progeny of this bull may or may not remain fairly healthy, but, as a rule, an extra proportion of them die in youth, or early in life, and generally after calving. As years go on the losses increase, and in many cases farmers have sold off their whole stock and gone out of dairying for a few years, in order to get rid of it. (*See* Appendix, page 39.)

Extent of the disease.

69. A gentleman, who probably passes a larger number of dairy stock through his hands than any other in the counties referred to, informs me that he considers that in Ayrshire and Wigtownshire there are very few stocks which are entirely free of the disease, and he estimates that at least 75 per cent. of the cows must be more or less affected. He also says his experience warrants him in believing that a few of the bull-rearing stocks have polluted nearly all the breeding herds of both counties. He thinks this has been going on more or less for from 20 to 25 years, but did not assume serious proportions till within the last 10 or 12 years.

A cattle dealer's opinion.

70. A dealer, who at one time did a big trade in Argyleshire, tells me that 25 years ago, when he first purchased cows there, he only knew of one stock (which he named) where the disease was anything like common, whereas now, he said, it was difficult to name a stock free from it.

Experience of the Ayrshire Butchers' Association.

71. Owing to cows being kept to a much older age than feeding bullocks, a larger proportion of them die of this disease. It seems, however, to be very prevalent in fat bullocks also, as the Ayrshire Butchers' Society, which comprises between 200 and 300 members, has been formed for the purpose of compensating those of their number who may have animals condemned which have been purchased at a public sale, and at prices between 9*l.* and 20*l.* During the past year the members of the Association have had 16 animals condemned, and in their opinion from 12 to 14 per cent. of those which pass through their hands are more or less affected. The Association sent a deputation to the meeting at Ayr to give evidence on this matter and to present a petition stating their views. (*See* Appendix XII.)

Suggestions as to stamping out the disease.

72. Everywhere there is the strongest feeling in favour of compulsory slaughter of all affected animals, and farmers, tired of seeing them moving about their premises, express a desire to accept almost any compensation, no matter however small. It has been suggested, seeing that this disease can now be detected by tuberculin in animals which to all appearance are healthy, that tuberculous animals, if cows, should at once be put out of the dairy, and their milk destroyed. If likely to fatten, that might be attempted, but the animals should in the first place be branded. When slaughtered the flesh might be cooked under special conditions, and sold at a cheap rate after being sufficiently treated so as to destroy all risk of infection. In a case of this kind, where the animals are put out of the dairy for the public benefit, it has been suggested to me that the public might, therefore, quite reasonably be asked to pay the loss on the sale of the carcase. It has been thought that by some such scheme as this all infected animals might be got rid of in a comparatively short space of time, and at no great cost to the State.

Where most prevalent.

73. The disease is probably most prevalent in the Rhins of Wigtownshire, because there little breeding is done, the cows being purchased when three or four years old in Ayrshire and Argyleshire. The Wigtownshire men think that to kill off their diseased animals would have little effect, but they suggest that the breeding districts of Ayr and Argyle should be first attended to, as the Wigtownshire stocks would soon naturally be replaced by healthy stocks purchased from the breeding districts. (*See* Appendix, page 39.)

XI.—Game.

74. At the beginning of this inquiry I did not anticipate that many complaints would be made regarding game, but as it proceeded I found that I had been mistaken. No complaints were made regarding hares, grouse, or partridges; but against rabbits and pheasants, the complaints are numerous and strong. Rabbits came in for the major part of the blame, and the complaints against them were principally of two kinds. Arable farmers complain of their preservation in plantations near their fields, the crops on which they so damage in spring and early summer that they never mature later on. Farmers say that under the existing law, although they have full liberty to kill them, they are so hampered by restrictions, that where there is a protected plantation the rabbits cannot be kept down at any reasonable expense. Owing to the unsatisfactory state of the law regarding the manner in which rabbit traps should be set, farmers say that alongside a plantation the cost of destruction exceeds the value of the rabbits, where sport does not come in as an item of calculation. (*See* Appendix, page 42.) Complaints are also made that on estates where yearly agreements are in use and where the game are strictly preserved, any attempt on the part of the tenant to take advantange of the Ground Game Act would at once be followed by notice to quit.

Rabbits in plantations.

Expense of killing rabbits.

Complaints by yearly tenants.

Reforms suggested.

75. It has been suggested to me that authority should at least be given to set traps outside rabbit holes, while the majority of farmers consider that rabbits, like rats, should be killed when and where that can be done. Many consider that proprietors who harbour rabbits near arable land should be compelled to erect such a fence as will keep in their own stock, or failing that, they should be rendered liable for all damage which the rabbits may cause.

Rabbits on hill land.

76. On hill land adjoining plantations the complaints regarding rabbits are numerous and grievous, and proprietors and game tenants have rendered themselves unpopular for the share they have had in connexion with some of the cases which have been brought under my notice. On hill land rabbits have a close time from 1st April to 12th December, and the tenant can only legally kill them during the remainder of the year. Every farmer so placed complains bitterly of how he is treated, and says he feeds the vermin for nine months, the only part of the year when such land is of any value to him, and a few weeks before the close time expires the proprietor or game tenant kills down the rabbits to such an extent that it will not pay the farmer to kill the remainder afterwards. Such conduct is considered mean and unworthy of any one claiming to be a sportsman, that he should first feed his stock at his neighbour's expense, and then after being fat sell it to prevent his neighbour partially repaying himself. A Dumfries-shire proprietor is credited with sending from one railway station about 14 cwt. of rabbits daily for nine months of the year, of which stock a considerable proportion have been fed and killed as stated above. It was also stated that where rabbits were not materially reduced in numbers before 12th December, it is often

impossible for the tenant to do so, should a hard winter set in, owing to the prevalence of snow and ice. On hill land it is suggested that the law regarding rabbits should be the same as for arable land, with this difference, that they should not be shot during the months of August, September, and October. (*See* Appendix, page 42.)

Pheasants.

77. The complaints regarding pheasants are not very numerous, but those that do exist are very strong and bitter. Farmers say they would not object to a few, such as might breed naturally in the adjoining plantations, but when the pheasants are artificially hatched by hundreds, and set down beside fields of grain, potatoes, turnips, or clover, for the express purpose of feeding on them, without paying for the same, they say their patience is quite exhausted. Such cases occasionally occur in the southern counties, and farmers say that they are quite unable to protect themselves. In these circumstances they ask that liberty should be given the farmer to kill pheasants on his arable land from August till March, or that the owner of the pheasants should pay for the damage caused by them. The latter proposition is not very favourably regarded by farmers, as they consider that the estimation of such damages annually, would cause too much irritation between landlord and tenant, to be of advantage to either. They say there is no greater reason why farmers should have their crops destroyed by these artificially raised birds without compensation being paid by the owners of them, than by ordinary farm poultry which might do similar damage. Where the pheasant preserver is the landlord some compensation can usually be recovered, but if the shootings are let to a game tenant, little satisfaction is ever received. (*See* Appendix, page 41.)

Heather burning.

78. Heather burning has been another great source of dispute between tenants of hill shootings and sheep farmers. The sporting tenant desires to have as much long heather as possible, on the supposition that the extra amount of cover or shelter afforded by it will yield him a greater amount of game. He therefore attempts to restrict the sheep farmer in the area he shall burn annually, and disputes are constantly arising as to whether or not the area agreed on has been burned. The farmer says the long heather is of no use for his sheep, and that the game tenant is under a mistake when he considers it is good for his game. Farmers and shepherds say that young birds get drowned under the long heather in wet weather, and that as soon as they become strong enough on the wing to fly any considerable distance, a large proportion of those bred on hills where long heather is very plentiful, at once migrate to other hills near at hand, where the proportion of young heather is greater. It was also stated that old heather after being burned does not spring from the root anything like so freely as younger stuff, and that if too old it occasionally dies out altogether. According to this evidence a fairly large proportion of young heather would seem to be best for both sheep and grouse, and in corroboration of this, many instances were reported to me where a large tract of hill land had been accidentally destroyed by fire, yet these shootings had turned out in after years to be better stocked with birds than on any previous occasion. (*See* Appendix, page 42.)

XII.—Taxation.

Poor rate should be a national or county tax.

79. All over the south-west considerable dissatisfaction exists in regard to the amount of taxation on land, the areas over which it is levied, and the manner of collection. It is suggested that all taxes should be based on the income of the taxpayer, and that if for ease of assessment property is taken as a basis, then wealth of every kind should contribute its share of all taxes. The greatest complaints arise in connexion with the poor rate, the area of assessment for which is generally considered by far too restricted. The present system was considered quite just enough until the introduction of railways, or until our manufacturing industries had attained considerable proportions, but owing to the changed circumstances of the present day, agriculturists think a radical change should now be made. When the charges for the maintenance of the poor were first made, the majority of the population were deriving their living from the land, and there was little else to assess. Now, however, the circumstances are greatly changed, and the landlords and farmers of the present day have not only the poor connected with the land to keep, but also those connected with trade, manufactures, and shipping. As the bulk of the wealth of this country lies in its manufactures, it is thought to be now time that all sources of wealth should contribute their share to the maintenance of the poor. The poor, as a rule, come from the lowest grades of the population, and seeing that facilities for moving, not only from parish to parish or county to county, but from country to country, are so

much greater than formerly, the time, it is now considered, has arrived for making the tax a national, or at least a county one. (*See* Appendix, page 41.)

Irregularity of the poor rate.

80. It seems ridiculous that in the same county one should find similar parishes, quite close together, where the poor rate in the one is several times greater than what it is in the other, and yet this arises from circumstances over which neither district has much control. In Craigie (Ayrshire) there are no poor rates, but in the neighbouring parishes of Dreghorn and Dundonald the rate is 10*d.* in the 1*l.* The rate in Fenwick is 3*d.*, in Galston 9*d.*, while in Stair it is 2*d.*, and St. Quivox 1*s.* 6*d.* In Dumfries-shire the rate in Applegarth is 2*d.* and in Annan 1*s.* 5*d.*; and in Wamphray 1½*d.*, while in Loch-maben it is 1*s.* 1*d.* In Kirkcudbrightshire, Kirkbean is rated at 3½*d.*, while in Kirkcudbright it is 1*s.* 1½*d.* In Wigtownshire, Old Luce is rated at 6*d.*, while in Portpatrick it is 1*s.* 5*d.* (*See* Appendix XIII.)

81. At the meeting at Castle Douglas a resolution was proposed and carried that all sources of wealth, such as mortgages, feu duties, shipping, consols, &c., should contribute to the maintenance of the poor. (*See* Appendix XIV.)

82. The parish of Torthorwald, Dumfries-shire, is a very good example of how the parochial rates of a parish may be increased from outside causes. This parish contains a large cottar population, and the daughters of these families principally find employment in Torthorwald and the neighbouring parishes, as farm and domestic servants. Many of these women become enceinte, and naturally come home to their parents before their children are born. A large percentage of these illegitimate births, either as children or as aged persons, become chargeable to Torthorwald as being the parish of their birth, in consequence of which the parochial rates are very high for a purely agricultural district.

83. The following table shows the Poor Rate and the per-centage of illegitimate births in this parish, compared with the other south-western counties and the whole of Scotland.

—	Poor Rate.	Illegitimate Birth Rate.
	d.	
Scotland - - - - -	—	7·4 per cent.
Ayrshire - - -	8·	6·9 „
Dumfries-shire - - - -	6·8	12·3 „
Kirkcudbrightshire - -	6·6	13·1 „
Wigtownshire - - - -	10·4	15·1 „
Torthorwald (parish) - -	12·	30·4 „

XIII.—Imported Meat and Store Cattle.

Foreign meat should be sold on its own merits.

84. In Ayrshire little was heard of either imported meat or stores, but in the three southern counties the complaints were numerous. While some seemed to think there was no difficulty in identifying home from foreign meat, others most decidedly said it could not be done. Many thought it was unfair that the workman should have his labour directly protected by compelling all goods made abroad to bear the name of the country where made, while foreign meat was not only sold without any mark, but was specially labelled as "best Scotch." Many people seem to think that by branding and licensing, with special inspectors to look after these matters, the frauds might be reduced to very small limits. Few are sanguine that even this method could be successfully worked, and while confident that fraud goes on, they think the cost of preventing it would be greater than even the circumstances warrant.

Opinions regarding the importation of store stock.

85. The importation of store stock is viewed differently by the farmers of these counties. Most of them are breeders, and they say that as long as stores are freely admitted, even provided the country from which they come shows a clean bill of health, there will always be a risk of having a plethora of them one year and a dearth the next. They think that Britain can breed sufficient stores to supply her own wants, if only a steady market is likely to be forthcoming, but that the unsettled state of the market of recent years has prevented this from being done. They think that the change would not materially benefit the feeder, as the price of stores must, in the long run, be regulated by the value of the finished animal. If foreign animals do not come as stores they will come as fat animals, so that ultimately much the same quantity of meat would be delivered on our markets. Those who are feeders seem, however, to think differently, and say we cannot have stores too cheap. They seem, however, to forget that to permanently cheapen stores is to raise the value of their own land and lessen the value of that of the rearer.

XIV.—Technical Education.

86. While the majority of those in the districts visited by me are fully alive to the importance of technical education, they are not unanimous as to the best course to be followed. Everyone appreciates the work done by the Scottish Dairy Institute, either in connexion with the Kilmarnock Dairy School, or the itinerant teaching given in cheese and butter making, and all heartily thank the landlords of the county of Ayr for the generous support they have given to this institution. (*See* Appendix XV.) The teaching provided by the county councils has not met with the same appreciation. The lectures provided for the farmers have been taken advantage of principally by those who least required them, and as yet the teaching provided for the younger men has not had time to bear fruit. All over the districts visited there is a strong demand that more agricultural teaching should be given in the rural schools. Many are strongly in favour of county councils having wider powers than they possess in this matter. Others think a portion of the funds at their disposal should be set aside for the establishment of an agricultural college for the west, while many think the money would do more good if spent on local experimental stations, supervised by the nearest college and carried out by reliable farmers in each district.

Agricultural teaching in rural schools.

XV.—Railway Rates.

87. All over the counties visited there was great dissatisfaction with the railway rates. The inequality of the rates charged was the main source of complaint, towns having alternative routes, say by sea, having rates 10 or 20 per cent. less than others which have no alternative route. It was no uncommon occurrence to find farmers during their slack seasons of the year carting their produce to a station five or six miles more distant from its ultimate destination than the farm on which it is grown, and the railway company hauling it past the very place it left, because the growers could get a lower rate from the more distant station than the near one. The same may be said with regard to manures and feeding stuffs coming on to the farms. With cattle and sheep the inequality of rates is even greater than with ordinary farm produce, and many glaring cases were brought under my notice. (*See* Appendix XVI.) Farmers ask that no preferential rates should be given to foreign produce, that all rates should be by weight and mileage, and up to certain distances they should all be the same, and that no preference should be given to places having alternative routes. They argue that if it pays to haul the traffic at the cheaper rate, the places with the higher one must be paying too much and *vice versâ*.

Inequality of the rates charged.

88. Great complaints are also made regarding the rates charged for quantities under two tons, more especially for short distances. These in many cases are considered excessive. Consignments as a rule to and from farms are small in bulk, and very seldom over long distances. Farmers, therefore, consider that the present rates handicap them very much.

Complaints regarding small consignments.

XVI.—Drainage and Building Loans.

89. Drainage, building, and general improvement loans by the Government at a much lower rate of interest than previously, and for some purposes for a longer period, are very much wanted over all the districts visited. Little money has been expended in this way for a long time, and on many estates considerable outlay is urgently required. It has been urged on me that loans for drainage or general improvements might be spread over a year or two longer than the money which was previously given for this purpose. It was also urged that none of the rigid rules as to width and depth of drains which were in use during the currency of the previous loans should be enforced, as much of the money then expended was very injudiciously spent, owing to adherence to these rules. Much secondary and third class land will not now yield a return for money expended on drainage works, unless these are carried out at the minimum of cost and in the most approved manner.

Loans for drainage purposes.

90. On some estates loans for building purposes are urgently required, and where the estates are heavily burdened by annuities or mortgages it is not easy to find money for the purpose. For buildings (especially those of a substantial character) it is considered that the repayment of the principal might quite judicially be spread over

Loans for the erection of buildings.

a period of 40 years. Money borrowed by school boards for new buildings is allowed to be spread over that period, and it is thought that no just reason exists why money for the erection of new farm buildings might not be spread over the same number of years. (*See* Appendix, page 41.)

Loans to tenants.

91. It has often been represented to me that loans for the purposes of improvements should be granted to the tenant as well as the landlord, and that the improvements effected should remain the property of the tenant.

XVII.—Co-operative Cheese and Butter Factories.

92. Many people are strongly of opinion that it would be for the benefit of both landlord and tenant if the co-operative system for the manufacture of cheese and butter, so successfully carried out for many years in Denmark, Switzerland, Canada, and the United States of America, were more fostered than it has been by the landlords. There are any number of cases where one or two landlords hold the most of the land within a convenient carting distance, and close to railway accommodation, and an efficient water supply, where factories could be economically erected. In many cases old buildings already exist, in the shape of meal or other mills, and if these were put at the disposal of the tenants, and they were to find the utensils, many might be started at a comparatively small outlay. Under this system the cost of manufacture is reduced to the lowest limit, while the quality, although it might not be up to the very highest grade as made in some private dairies, would certainly be higher than the present average. If such a system were generally adopted, the saving to the landlords would be immense, as the numerous small dairies on every farm are much more expensive to build and keep up, than one sufficiently large to handle all the milk at one centre.

How co-operative factories may most satisfactorily be carried on.

93. In the future these seem to me as if they could be most successfully carried on by having separators on each farm (particularly those at a distance from the creamery), and passing the milk through them as it comes from the cow. The cream might be collected by vans belonging to the creamery, while the separated milk, warm and fresh, might be used at home for feeding calves, pigs, &c. By this means an immense amount of needless labour might be saved, butter of a better quality might be produced, and the most might be made of the separated milk. If loss is made in any of these stages, it ultimately falls on the producer, so that among these different operations a fair working profit might reasonably be saved, and no one in any way be the poorer.

XVIII.—Produce Rents.

94. On the Eglinton estates in Ayrshire, the rent of many of the farms is payable half in money and half in grain, calculated at the fiars prices of the previous three years. In some other instances cheese is the produce which is fixed on as regulating the rent. At one time a great many rents were regulated by the price of grain or cheese, but during the period of inflated prices the system was almost entirely given up. In recent years it has again been revived, but although considered by some to be the only rational way to regulate the price of land, still very few farmers are in favour of the system.

XIX.—Special Notes.

Warble fly.

95. Both farmers and merchants have given evidence of the loss caused annually by the maggot of the warble fly, showing that not only the hides but that the meat is considerably lessened in value by this cause, all of which loss has to be borne by the producer. From their evidence and that obtained privately it is surprising to find how few farmers are aware of the work done in connexion with this matter by Miss Ormerod and the Board of Agriculture. There seems, therefore, great necessity for still further spreading information on this matter, as the loss caused to each animal in damage to the hide and carcase is variously estimated at from 10*s*. to 20*s*.

XX.—Abatements of Rent.

Complaints against temporary reductions of rent.

96. To the credit of our factors and landlords on all the best managed estates, full reductions in rent have been given during the currency of the leases entered into prior to 1879. Most landlords very considerately made these reductions permanent, as soon as they were satisfied that the times demanded such, and that there was no immediate prospects of any improvement. Serious complaints are made against some landlords for only giving temporary reductions. Everybody condemns the system of giving temporary reductions instead of a re-valuation, as it lowers the moral

stamina of the tenant, in fact pauperises and demoralises him, and makes him more a confirmed grumbler than an energetic and resolute man, determined to overcome all difficulties and make the most of the circumstances.

97. One very important reason why landlords have contracted themselves so frequently out of the Agricultural Holdings Act has been owing to abatements in rent having been given during the currency of the existing leases. When these abatements were agreed on the tenants bound themselves not to make any claim under the Act, so that the one being given as a *quid pro quo*, landlords need not be blamed for having taken undue advantage of their tenants under their adverse circumstances. It has, however, been generally considered that the course followed has been a rather suicidal one, and it is questioned if landlords would not have done better to have allowed the Act to take its course, as some of them did. It shows, however, how great is the dislike with which the Act is looked on by landowners, as they appear to forget that there are usually two offerers for a farm in good condition, for every one for the same farm out of condition, and also that, assuming a just claim were made and paid for, a sufficient increase of rent would be obtained to pay for principal and interest on the amount awarded.

Landlords contracting themselves out of the Act by giving temporary reductions of rent.

98. In connexion with this matter it has repeatedly been urged on me that high manurial condition in a farm is paid for in increased rent, and that the extra condition having been paid for by the tenant, he is entitled to reduce it if he thinks fit, without running any risk of a claim for deterioration under that head. Landlords and factors seldom look on it in that light, and occasionally neither do tenants, but the majority seem to hold these views and act on them.

Manurial condition the tenant's property.

99. A few blame the giving of abatements as a main cause of the present depression, and that the land question would have been settled long ago but for them, while the present land hunger would never have been in existence. From the evidence brought before me, however, it rather seems that had the landlords not granted abatements under the peculiar circumstances of the last 15 years, but had demanded their full pound of flesh, the country would almost have risen in rebellion against them.

Abatements a cause of the depression.

100. There was a general agreement to the effect that tenants who were unfortunate enough to hold under leases entered into before the depression set in had some claim to a reduction of rent or a re-valuation, but on the other hand, a very strong feeling was expressed against the doling out of rent abatements to those holding under leases entered into within the last few years. It was also strongly insisted on that this giving of rent abatements was a most potent cause in tending to encourage the unprincipled system of offering unduly high rents in the expectation of getting reductions later on. The unprincipled part of such transactions, however, is not confined to the tenants' side alone, for many landlords and factors accept these unduly high offers of rent, apparently with the sole object of posing before the public as particularly generous persons, who annually give large abatements of rent for the encouragement of their tenantry, when in fact they are exacting in full the value of their land, and foisting a fraud upon the public. Indeed, a number of tenants in Dumfries-shire have privately told me that the rents of their farms, as stated in their leases and in the valuation rolls, were greatly in excess of the sums offered by them and accepted by the proprietor, and that the leases also contained a clause binding the proprietor to give a stated abatement, bringing down the rent to the sum actually agreed on. This system was generally denounced as being fraudulent and dishonourable, but I could not prevail on a single tenant to produce such a lease. Several promised to do so more than once, but never did it.

Abatements tend to encourage too high offers for land.

XXI.—The most Profitable Size of Farms.

101. All over the districts visited landlords and factors were unanimous in saying that the most profitable size of farm, from a landlord's point of view, was what in these districts is called a moderate sized one, viz., 100 to 300 acres. Nearly all were agreed that for this size a better class of tenants were forthcoming than for smaller holdings—men who usually had a sufficiency of capital, and who were fair business men, and who on that account were more pleasant to do business with than where either of these qualities was absent.

The most profitable size of farms for the landlord.

102. In Ayrshire about 60 per cent. of the farms are between 100 and 300 acres in extent, but in the other counties there are a higher per-centage of that size. A few factors say that the smaller farmers have met their obligations best, but in other districts the medium and larger farmers show the best record. All agree that the smaller farms

Small farms compared with larger ones.

yield a fully higher rent per acre than the larger ones, but factors say the farm is not a more profitable one for the landlord, because the little extra rent that is received for the land is more than swallowed in interest on the extra buildings. One factor of a large estate said he had expended as much as 10 years' rent in building a dwelling-house alone for a small tenant.

A factor's opinion of small farms.

103. In connexion with this matter, the remarks of an agent of one of the largest estates in the districts visited by me are well worth quoting. He said he found arrears heaviest on the largest sized farms (this experience was not, however, general) and least on the small ones, but considered small farming little better than British slavery.

The size for which there are most competitors.

104. For the smaller sized farms there are, however, many more competitors than for the large ones. The evidence of the factors whom I met was, however, all in favour of having a good mixture of farms of different sizes, as then the abilities, tastes, and financial resources of competitors can be more easily met.

Tendency to increase or decrease the size of farms.

105. In the districts visited there was not much tendency shown to either increase or decrease the size of the farms; if anything, however, the tendency is on the whole to increase the size. Whenever buildings get out of repair, if a small farm lies conveniently near another belonging to the same proprietor, the two are often put into one, and the best set of buildings, or those most centrally situated, are made of sufficient size to do duty for the whole. In no case did I come across any instance where one farm had been divided, simply for the purpose of making two holdings.

XXII.—Improvements by Tenants.

What improvements are done by landlords and what by tenants.

106. Many of those who do not know the circumstances believe that in Scotland landlords have done the bulk of improvements which have been made on the land. Those who have the best means of knowing the circumstances of the case hold quite the opposite view, and while they cannot but give credit to those landlords who, as a rule, did their improvements themselves, still they cannot shut their eyes to the fact that the great difference in the appearance of the land of the south-western counties now, from what it was in the beginning of the century, is in great part due to the labour, energy, and perseverance of the tenantry. In the majority of cases the landowners have done the building of the most of the houses, the tenant in nearly every case doing the cartage of the materials, which, in hilly districts, with not very good roads, and many miles from a railway station and lime or stone quarry, meant a very considerable outlay, for which no adequate return was ever made. In many cases the outlay on buildings, principal and interest, was repaid by the tenant, without any substantial contribution by the landlord.

Complaints *re* interest for improvements being considered as rent.

107. The revenue from land is now very much greater than it was early in the century, and the greater part of this increase has been obtained not from any direct outlay by the owners, but from the general advance of the country, and from the direct improvements made by the tenants, or for which they paid interest, at a rate which redeemed principal and interest in the course of their leases. Tenants everywhere complain that this interest ($6\frac{3}{4}$ and $6\frac{1}{2}$ per cent.) was at the end of their leases continued as rent, and that in many cases when landowners speak of their estates being reduced in rental, they seem to forget that a great part of this reduction is or was interest on improvements, the cost of which has been repaid long ago. The remarks which have been made in regard to buildings are equally applicable to drainage. As a rule the tenant has done all the cartages at his own expense, but during recent years it has become customary for the landlord to provide the tiles, and the tenant to do the cartages, digging and filling, which, owing to the increased cost of labour, throws much the larger half of the outlay on the tenant, for which he has no claim for compensation. (*See* Appendix, page 41.)

Tenants' improvements appropriated by the landlord.

108. Removal of stones, levelling, farm-road making, &c., have, as a rule, been almost entirely done at the tenants' expense, and if interest on all these outlays were allowed a very small sum indeed would remain for rent proper. These improvements have, as a rule, been all appropriated by the landowners, scarcely any consideration being allowed for them, so that instead of saying that their property has been depreciated 10, 20, and 30 per cent. in value, it would be more correct to say that but for the tenants' improvements which have been appropriated in the past, the landlord's return from his property would be very much less than it is. The following is a case in point.

109. A farm 104 years ago was let at 30*l.*, which previously had been let separately as two farms at 15*l.* each, from which both of the tenants went out bankrupt. In the interval the farm has not in any way been improved by nearness to a railway town, or in any other way than by the outlay of the tenant and progress of the country. About 30 years ago the tenant built some houses which the landlord roofed, and at one time 300*l.* of Government money was expended in drains, for which the tenant paid principal and interest. With these exceptions the improvements have all been made by the tenant, and the rent has risen from 30*l.* to 220*l.* Increase the value of land.

The farm of Limekilns, Annan, is entered in the valuation roll of 1671 as 220*l.*; at present it is rented at 460*l.* The parish of Durisdeer is entered in the valuation roll of 1671 at 900*l.* and in that of 1745 it stands at the same, while in 1893–94 the lands alone are entered at 7,609*l.* 12*s.* 6*d.* (*See* Appendix VIII.)

XXIII.—Tenure.

110. Nine-tenths of the land of the south-western counties is held under leases of 15 or 19 years. Previous to 1880 breaks in leases were very seldom heard of, but since then these have become very common, and generally happen every third or fifth year, which virtually reduces the lease to one of three or five years. On a few estates the land is held under yearly agreements, and the tenants seem to get on as well there as anywhere else. Many hold that with a liberal and just Agricultural Holdings Act, easily put in force by the smallest tenant, a lease is quite unnecessary. The majority of tenants have, however, a strong liking for the lease, and even in spite of falling markets it will take a long time before the south-western farmer gives it up. Those factors who favour yearly agreements say that leases are generally one-sided agreements, that the tenant only looks on them as binding if his farm pays him, and to be immediately given up if he cannot succeed. While my information and experience corroborate these views to a considerable extent, still they seem too strong for general adoption, as even through these depressed times any number of farmers have found to their loss, that their leases bound them as well as the landlord. It is little use binding a man who has nothing to lose, but those who have it to lose, have in not a few cases been held to their engagements. Breaks in leases. Yearly tenure.

XXIV.—Conclusion.

111. A most pleasing feature connected with this inquiry was the hearty co-operation given to it by landlords, factors, and farmers in every district visited, all of whom with few exceptions gave every possible assistance in their power. In most localities some well-known factor, farmer, or merchant invited me to pass the evening at his house, to meet a few of his neighbours, who were best qualified to express an opinion on the subjects under inquiry. On these occasions the subject was generally discussed from every possible point of view, as representatives of the different classes interested were usually present. As showing the interest which was taken in the matter on these occasions, it may be mentioned that it was no unusual occurrence for the subjects of inquiry to be earnestly discussed for from five to seven hours continuously, after which the members of the company had often to drive from 10 to 15 miles.

It would be invidious for me to mention any of the names of the numerous gentlemen to whom I am especially indebted for the assistance and hospitality which was given to me in this inquiry, and to one and all I tender my most sincere thanks.

I have, &c.

(Signed) JOHN SPEIR,
Assistant Commissioner.

APPENDIX I.

STATEMENT showing in PERIODS of 10 YEARS the AREA, RENTAL ACTUALLY RECEIVED, TOTAL OUTGOINGS, and PER-CENTAGE, and SUMS AVAILABLE for the PROPRIETORS of several ESTATES in the COUNTIES of AYR, WIGTOWN, KIRKCUDBRIGHT, and DUMFRIES from 1852 to 1892. The AMOUNTS under each head are in nearly every case an AVERAGE of THREE YEARS. (*See* paras. 14–21.)

Year.	Area in Acres.	Rental actually Received in £.	Taxes, New Buildings, Repairs and Management.	Per-centage of Nett Rental available for Owner.	Amount available for Owner.	No. of Estate.
		£	£			
1852	33,765	21,038	6,076	71·1	14,962	I.
1862	33,105	24,075	8,350	65·3	15,725	I.
1862	10,000	16,978	10,933	35·6	6,045	II.
1872	33,105	28,781	9,375	67·4	19,406	I.
1872	10,000	21,984	9,582	65·5	14,402	II.
1872	43,000	39,316	15,412	60·8	23,904	III.
1872	11,000	14,085	4,670	66·8	9,415	IV.
1872	13,000	13,683	3,944	71·1	9,738	V.
1872	11,000	12,937	2,342	82·0	10,595	VI.
1872	6,637	5,793	1,173	79·7	4,620	VII.
1872	3,346	3,606	00	55·6	2,006	VIII.
1872	3,187	2,467	6 39	82·2	2,030	IX.
	134,275	142,754	42,600	70·1	100,154	Average.
1882	33,795	33,790	11,129	67·6	22,661	I.
1882	10,000	22,266	10,512	52·8	11,754	II.
1882	43,000	41,700	16,980	59·3	24,742	III.
1882	11,000	12,102	4,608	62·0	7,494	IV.
1882	13,000	14,629	3,684	74·8	10,945	V.
1882	11,000	11,975	4,175	65·1	7,800	VI.
1882	6,637	5,800	1,173	79·8	4,627	VII.
1882	3,346	3,606	1,600	55·6	2,006	VIII.
1882	3,648	2,942	787	73·2	2,155	IX.
1882	21,293	36,119	11,055	69·4	25,064	X.
1882	31,000	31,190	10,402	66·3	20,788	XI.
1882	16,292	18,805	13,407	28·2	5,398	XII.
1882	9,000	9,201	1,348	85·3	7,853	XIII.
	203,011	244,137	90,860	62·7	153,277	Average.
1892	33,795	30,955	12,460	59·7	18,495	I.
1892	10,000	18,397	8,185	55·5	10,212	II.
1892	43,000	34,770	12,363	64·4	22,407	III.
1892	11,000	14,046	8,972	36·1	5,074	IV.
1892	5,000	6,216	3,668	41·0	2,548	V.
1892	11,000	9,114	1,732	80·9	7,382	VI.
1892	6,637	4,896	891	81·8	4,005	VII.
1892	3,346	3,237	1,600	50·2	1,637	VIII.
1892	3,648	2,166	1,191	45·0	975	IX.
1892	21,293	30,442	10,869	64·3	19,573	X.
1892	31,000	24,868	10,414	58·0	14,454	XI.
1892	16,292	16,345	12,534	23·3	3,811	XII.
1892	9,000	9,000	2,189	75·6	6,811	XIII.
1892	20,318	10,928	3,000	72·5	7,928	XIV.
1892	20,000	19,465	11,689	40·0	7,776	XV.
1892	8,000	11,544	4,811	58·3	6,733	XVI.
	253,333	246,389	106,568	56·7	139,821	Average.

APPENDIX II.

PRICES FOR A WIGTOWNSHIRE FARM. (*See* para. 16.)

Oats.	s.	d.		*Wheat.*	s.	d.	
1882	34	6	per boll.	1882	4	3	per bushel.
1883	33	0	,,	1883	4	7	,,
1884	34	6	,,	1884	3	9	,,
1885	31	0	,,	1886	3	2	,,
1886	26	6	,,	1887	3	10	,,
1887	24	6	,,	1888	3	7	,,
1888	23	0	,,	1889	3	9	,,
1889	27	6	,,	1890	3	6	,,
1890	27	0	,,				
1891	28	0	,,				

Cheese.

		£	s.	d.	
1882	20 74/85 stones each	16	8	1½	per head.
1883	533½ galls. milk	16	2	3	,,
1884	20⅕ stones each	15	11	11¾	,,
1885	20⅕ ,,	14	13	4¾	,,
1886	19½ ,,	13	3	0	,,
1887	20⅙ ,,	14	3	8	,,
1888	23 ,,	13	17	1	,,
1889	20⅓ ,,	12	15	9	,,
1890	20⅓ ,,	14	0	9¾	,,
1891	16⅘ ,,	12	2	0	,,

Sheep.

		s. d.			s. d.	s. d.
1882–83	Lambs bot. at	22 6	sold	13 Feb.	45 0	22 6
1883–84	,, ,,	23 6	,,	15 ,,	35 0	11 6
1883–84	Hoggs ,,	44 0	,,	11 Dec.	60 0	16 0
1884–85	Lambs ,,	20 7	,,	4 Feb.	30 0	9 5
1885–86	,, ,,	15 6	,,	19 ,,	29 0	13 6
1886–87	,, ,,	20 6	,,	3 Mar.	31 6	11 0
1887–88	,, ,,	19 0	,,	3 Feb.	32 0	13 0
1888–89	,, ,,	21 0	,,	1 ,,	35 0	14 0
1889–90	,, ,,	22 6	,,	4 Mar.	38 0	15 6
1890–91	,, ,,	25 0	,,	6 Feb.	32 6	7 6

Prices of Baldoon Cheese since 1862.

	s.	d.
1863	58	4
1864	60	8
1865	63	0
1866	78	0
1867	58	4
1868	63	0
1869	72	4
1870	67	0
1871	66	0
1872	68	0
1873	75	0
1874	72	4
1875	67	0
1876	65	0
1877	71	0
1878	56	0
1879	56	0
1880	70	0
1881	65	4
1882	65	4
1883	65	4
1884	56	0
1885	52	0
1886	56	0
1887	58	6
1888	54	0
1889	54	0
1890	57	0
1891	59	0
1892	56	0
1893	56	0

APPENDIX III.

STATEMENT showing the CHANGES amongst the TENANTRY in the various PARISHES in the MACHARS of WIGTOWNSHIRE and the difference in the VALUATION ROLL from 1877–8 to 1893–4. (*See* para. 40.)

Kirkcowan Parish.

Valuation.

	£	s.	d.
1877–8	8,707	6	3
1893–4	7,917	18	7
	£789	7	8

Decrease 9 per cent.

No. of farms 56.
No. of changes 36, = to per centage 64·2.
14 farmers retired without means.

Penningham Parish.

Valuation of Landward part of the parish.

	£	s.	d.
1877–8	15,462	8	0
1893–4	14,078	5	10
	£1,384	2	2

Decrease 9.8 per cent.

Changes of tenants 54.
No. of farms 93.
Showing changes = 58 per cent.

Wigtown Parish.

Landward Valuation.

	£	s.	d.
1877–8	6,561	16	9
1893–4	5,707	19	2
	£853	17	7

Decrease 13 per cent.

Changes of tenants 33.
No. of farms 86.
Showing changes = 38·3 per cent.

Kirkimer Parish.

Valuation.

	£	s.	d.
1877–8	16,085	0	3
1893–4	13,935	7	1
	£2,149	13	2

Decrease 13·3 per cent.

Changes of tenants 18.
Farms 73.
Changes showing = 24·6 per cent.

Glasserton Parish.

Valuation.

	£	s.	d.
1877–8	14,274	3	9
1893–4	12,171	8	2
	£2,102	15	7

Decrease 14·7 per cent.

Changes of tenants 20.
Farms 57.
Showing changes = 35 per cent.

Sorbie Parish.

Valuation.

	£	s.	d.
1877–8	14,054	4	2
1893–4	12,430	0	10
	£1,624	3	4

Decrease 11·5 per cent.

Changes of tenants 20.
No. of farms 42.
Showing changes = 47 per cent.

Mochrum Parish.

Valuation.

	£	s.	d.
1877–8	13,840	18	5
1893–4	11,475	8	1
	£2,365	10	4

Decrease 17 per cent.
Changes of tenants 30.
No. of farms 111.
Showing changes = 27 per cent.

Whithorn Parish.

Valuation.

	£	s.	d.
1877–8	14,656	9	10
1893–4	12,910	3	9
	£1,746	6	1

Decrease 11·9 per cent.
Changes of tenants 34.
No. of farms 89.
Showing changes = 38·2 per cent.

APPENDIX IV.

Abstract of Balance Sheet, Ayrshire Mixed Farm. (Para. 32.)

Crop 1880–81.

Revenue, May 31st, 1881.

	£	s.	d.
Grain	348	6	7
Potatoes, hay, straw, and roots	430	12	6
Dairy produce, stock discarded, landlord's discount, colliery damages, &c.	441	13	9
	1,220	12	10

Expenditure, May 31st, 1881.

	£	s.	d.
Sundries, ironmongery, dross, tolls, &c.	19	7	6
Labour	186	5	7
Manures, railway carriages, and weighing.	175	3	0
Feeding stuffs and grinding	60	11	0
Rent, rates, and insurances	362	6	1
Replacing of stock and seeds	243	4	7
Timber, tradesmen, and threshing	50	2	6
Excess of revenue over expenditure	123	12	7
	1,220	12	10

Crop 1882–83.

Revenue, May 31st, 1883.

	£	s.	d.
Grain	397	0	0
Potatoes, hay, straw, and roots	492	0	0
Dairy produce, discarded stock, colliery damages, and discounts.	425	15	3
	1,314	15	3

Expenditure, May 31st, 1883.

	£	s.	d.
Sundries, ironmongery, dross, &c.	15	0	0
Labour	164	0	0
Manures and railway carriages	151	0	0
Feeding stuff and grinding	73	4	6
Replacing of stock and seed	337	14	2
Rent, rates, and insurances	362	12	9
Timber, tradesmen, and threshing	55	6	0
Excess of revenue over expenditure	155	17	10
	1,314	15	3

Crop 1887–88.

Revenue, May 31st, 1888.

	£	s.	d.
Grain	172	5	1
Potatoes, hay, straw, and roots	398	13	11
Dairy produce, stock discarded, landlord's discount, and colliery damages.	310	15	4
	881	14	4

Expenditure, May 31st, 1888.

	£	s.	d.
Sundries, ironmongery, and dross	12	5	2
Labour	148	9	5
Manures and railway carriages	158	19	6
Feeding stuffs and grinding	41	2	10
Rent, rates, and insurances	344	11	7
Replacing of stock and seeds	86	2	8
Timber, tradesmen, and threshing	51	4	0
Excess of revenue over expenditure	38	19	2
	881	14	4

Crop 1888–89.

Revenue, May 31st, 1889.

	£	s.	d.
Grain	201	12	8
Potatoes, hay, straw, and roots	397	2	7½
Dairy produce, stock discarded, landlord's discount, colliery damages, &c.	321	1	2
	919	16	5½

Expenditure, May 31st, 1889.

	£	s.	d.
Timber, tradesmen, and threshing	48	8	4
Sundries, ironmongery, and dross	17	9	10
Labour	178	3	0
Manures and railway carriages	134	5	6
Feeding stuffs and grinding	50	8	9
Rent, rates, and insurances	369	4	0½
Replacing of stock and seeds	51	5	6
Excess of revenue over expenditure	70	11	6
	919	16	5½

Crop 1889–90.

Revenue, May 31st, 1890.

	£	s.	d.
Grain	247	17	4
Potatoes, hay, straw, roots, &c.	366	10	7½
Dairy produce, stock discarded, landlord's discount, colliery damages, &c.	372	16	2
	987	4	1½

Expenditure, May 31st, 1890.

	£	s.	d.
Sundries, ironmongery, and dross	22	16	4
Labour	176	9	10½
Manures and railway carriages	156	19	11
Feeding stuffs and grinding	73	14	4
Rent, rates, and insurances	347	5	7½
Replacing of stock and seeds	126	1	10
Timber, tradesmen, and threshing	69	11	3
Excess of revenue over expenditure	14	4	11½
	987	4	1½

Crop 1890–91.

Revenue, May 31st, 1891.

	£	s.	d.
Grain	271	18	1
Potatoes, hay, straw, and roots	317	13	6
Dairy produce, stock discarded, landlord's discount, colliery damages, &c.(l.)	512	0	0
	1,101	11	7

Expenditure, May 31st, 1891.

	£	s.	d.
Sundries, ironmongery, and dross	22	11	11
Labour	176	7	8
Manures and railway carriages	137	14	8
Feeding stuffs and grinding	86	10	6
Rent, rates, and insurances	350	7	10½
Replacing of stock and seeds	201	1	8
Timber, tradesmen, and threshing	54	8	6
Excess of revenue over expenditure	72	8	9½
	1,101	11	7

Crop 1891–92.

Revenue, May 31st, 1892.

	£	s.	d.
Grain	177	8	9
Potatoes, hay, straw, and roots	420	8	3
Dairy produce, stock discarded, landlord's discount, colliery damages, &c.	633	6	4
	1,231	3	4

Expenditure, May 31st, 1892.

	£	s.	d.
Sundries, ironmongery, and dross	25	16	2
Labour	175	15	5
Manures and railway carriages	157	19	0
Feeding stuffs and grinding	129	19	4
Rents, rates, and insurances	354	10	9
Replacing of stock and seeds	272	10	1
Timber, tradesmen, and threshing	50	6	6
Excess of revenue over expenditure	69	11	1
	1,231	3	4

Crop 1892–93, or ten years later.

Revenue, May 31st, 1893.

	£	s.	d.
Grain	177	0	8
Potatoes, hay, straw, and roots	336	18	4
Dairy produce, discarded stock, discounts and colliery damages.	641	14	3½
Excess of expenditure over revenue	18	5	2
	1,173	18	5½

Expenditure, May 31st, 1893.

	£	s.	d.
Sundries, ironmongery, dross, &c.	16	5	1
Labour	197	5	8
Manures and railway carriages	153	3	8
Feeding stuffs and grinding	70	1	3
Replacing of stock and seeds	341	6	0
Rent, rates, and insurances	357	0	1½
Timber, tradesmen, and threshing	33	16	8
	1,173	18	5½

Notes.

1. During the above period the dairy here has been increased from 16 cows to 25.
2. The large falling off in grain returns may be partly accounted for in the fact that during the past two seasons wheat has been largely used for feeding purposes.
3. No produce that is consumed on the farm appears in the sales.
4. The above detailed statements refer strictly to the farm, as distinguished from my domestic or household expenses—the latter are kept entirely separate.

APPENDIX V.

Balance Sheet of an Ayrshire Farm.

Average of three Years from 1878 till 1881. (Para. 32.)

Received for

	£	s.	d.
Stock: cattle, horses, sheep, and pigs	376	9	10
Crop: cereals, hay, and green crops	353	11	1
Dairy produce	420	8	5
	1,150	9	4

Paid for

	£	s.	d.
Rent and taxes, &c.	382	15	4
Manure	82	13	6
Stock: cattle, horses, sheep, and pigs	138	6	0
Feeding stuffs	192	11	6
Tradesmen's accounts	54	15	1
Labour	121	4	2
Coals, &c.	8	8	0
Miscellaneous expenses	149	4	3
Balance	20	11	6
	1,150	9	4

Average of three Years from 1890 till 1893.

Received for

	£	s.	d.
Stock: cattle, sheep, horses, and pigs	206	17	3
Crop: cereals, hay, and green crops	301	15	2
Dairy produce	525	0	0
Balance	4	12	3
	1,038	4	8

Paid for

	£	s.	d.
Rents, taxes, &c.	297	11	4
Manures	72	3	6
Stock: cattle, horses, sheep, and pigs	128	6	0
Feeding stuffs	176	14	3
Tradesmen's accounts	74	8	2
Labour	112	12	2
Coals, &c.	7	1	0
Miscellaneous expenses	171	8	3
	1,038	4	8

No interest is charged on the capital invested; all the family, which is small, are working on the farm, while the farm is one of the best managed in the district. The personal expenses of the family are drawn from the proceeds of the farm, and are not included in the receipts.

APPENDIX VI.

Balance Sheet of a Kirkcudbrightshire Farm. (Para. 32.)

Abstract of Farm Accounts, Year ending 30th June 1889.

Receipts.

	£	s.	d.	£	s.	d.
Sales of produce, oatmeal	27	0	4			
,, ,, oats	623	5	0			
,, ,, hay, ,, potatoes	118	18	8			
,, ,, straw	0	17	6	770	1	6
Value of rye grass grown	146	4	0			
Transfer from cattle account	1,454	10	11			
,, sheep ,,	1,597	11	0			
,, horse ,,	70	0	0	3,268	5	11
Cartages of manures, cakes, and seeds.	129	17	0			
Keep of Premium horse	33	0	0			
Wages of dressing seed	20	0	0			
Rents of grass fields sub-let.	20	0	0			
Wool sales	350	17	11			
Miscellaneous receipts	8	9	1	562	4	0
Stocks of oats, hay, &c.	321	6	0			
Stock of pigs	15	14	3			
Sale of turnips	6	9	3			
Prizes	27	0	0			
Unexpired value of grass parks.	20	0	0	390	9	6
				4,991	0	11

Expenditure.

	£	s.	d.	£	s.	d.
Wages	672	2	5			
Manures	389	15	0			
Feeding stuffs	1,080	4	7			
Seeds	59	17	10			
Keep of sheep on turnips	306	1	7	2,508	1	5
Rents and grass parks	1,068	14	0			
Insurances, taxes, &c.	68	19	5½			
Tradesmen's accounts, including carriages, coals, veterinary, &c.	327	13	10			
Exhibition fees	20	14	3			
Oats in stock and purchases	281	9	5			
Pigs in stock and purchases	16	7	0			
Miscellaneous expenses, including horse services.	22	1	10	1,805	19	9½
Balance in favour				676	19	8½
				4,991	0	11

	£	s.	d.		£	s.	d.
Balance brought down	676	19	8½	By net Balance in favour	702	9	6½
wool clip under-estimated	25	9	10				
	702	9	6½		702	9	6½

Balance Sheet of a Kirkcudbrightshire Farm.

Abstract of Farm Accounts, Year ending 30th June 1893.

Receipts.

	£	s.	d.	£	s.	d
Sales of produce, oatmeal	19	7	3			
,, ,, oats	896	2	4			
,, ,, hay	87	1	2			
,, ,, potatoes	18	13	0			
,, ,, dung	1	1	0			
,, ,, straw	19	11	9	1,041	16	6
Value of rye-grass seed grown.	81	4	0			
Transfer from cattle account	1,149	16	2			
,, sheep ,,	1,165	16	8			
Cartages of manures, cakes, &c.	108	18	9			
Keep of Premium horse	33	0	0			
Wages, dressing seed	20	0	0			
Rents of grass fields sub-let.	19	0	0			
Wool sales	276	18	4			
Miscellaneous receipts	5	19	6			
Stock of oats, hay, &c.	392	1	7			
Prizes for stock exhibited	38	10	0			
Unexpired value of grass parks.	100	0	0	3,391	5	0
Deficit Balance				263	9	0
				4,696	10	6

Expenditure.

	£	s.	d.	£	s.	d.
Wages	704	17	5			
Manures	383	19	3			
Feeding stuffs	1,093	11	8			
Seeds	62	5	5			
Keep of sheep on turnips	324	3	8			
Rents and grass parks	1,068	4	3			
Insurances, taxes, &c.	65	3	3			
Tradesmen's account, including carriages, coals, veterinary, &c.	378	14	11			
Exhibition fees	11	18	10			
Oats in stock and purchases	589	10	1			
Miscellaneous expenses, including horse service.	4	6	9			
Deficit from horse account	9	15	0	4,626	10	6
				4,696	10	6

	£	s.	d.		£	s.	d.
To net deficit Balance	257	9	5	By Balance brought down	263	9	0
				,, wool clip under-estimated	4	1	7
	259	7	5		259	7	5

APPENDIX VII.

ABSTRACT showing the NUMBER of FARMS in UPPER NITHSDALE and the NUMBER of TENANTS changed in the different PARISHES and ESTATES from Whitsuntide 1880, to Whitsuntide 1894. (*See* para. 42.)

PARISH.	Farms.	First Change.		Second Change.		Total Change.		Death.		Rent.		Bankrupt.		Other Causes.	
	No.	No.	Per cent.	No.	Per cent.	No.	Per cent.	No.	Per cent.	No.	Per cent.	No.	Per cent.	No.	Per cent.
Closeburn	43	20	46	10	50	30	72	6	20	13	40	4	13	6	20
Keir	35	17	49	7	41	24	68	1	—	—	—	12	—	11	—
Tynron	21	8	38	4	50	12	57	—	—	6	—	5	—	2	—
Penpont	23	17	73	7	41	24	104	2	—	—	—	11	—	11	—
Morton	20	6	30	2	33	8	40	2	—	3	—	1	—	2	—
Durrisdeer	30	18	60	—	—	18	60	—	—	9	—	6	—	3	—
Sanquhar	43	31	72	11	35	41	95	7	—	15	—	4	—	15	—
Kirkconnel	30	14	43	1	7	15	50	1	—	10	—	2	—	2	—
Total	245	131	53	41	31	172	70	19	11	56	31	45	26	52	30
ESTATE.															
Buccleuch	161	84	51	23	14	107	66	11	10	42	40	27	25	27	25
Closeburn	29	14	48	3	10	17	58	4	—	9	—	2	—		—
Blackwood	8	1	12½	1	12	2	25	2	—	—	—	—	—	—	—
Barjarg	8	5	62	3	37	8	100	—	—	—	—	5	—	3	—
Waterside	6	4	66	4	66	8	133	—	—	—	—	3	—	5	—
Cessenoch	6	2	33	—	—	—	33	—	—	—	—	—	—	2	—
Elliock	5	3	60	2	40	5	100	—	—	3	—	2	—	—	—
Woodlands	4	4	100	—	—	4	100	—	—	—	—	2	—	2	—
Lannhall	4	3	75	1	25	4	100	—	—	1	—	2	—	1	—
Crawfordton	2	1	50	—	—	—	50	—	—	1	—	—	—	—	—
Stroguhan	1	1	—	—	—	—	100	—	—	—	—	1	—	—	—
Dalmakerran	1	1	100	—	—	—	100	—	—	—	—	—	—	1	—
Shinnelwood	1	No change.													
Floors	1	Do.													
Grennan	1	1	100	—	—	—	100	—	—	—	—	—	—	1	—
Dalwhat	1	1	100	1	100	2	200	1	—	—	—	—	—	1	—
Croom	1	1	100	—	—	—	100	—	—	—	—	—	—	1	—
Sanquhar Burgh	1	1	100	—	—	—	100	—	—	—	—	—	—	1	—
Pennyland	1	1	100	—	—	—	100	—	—	—	—	—	—	1	—
Raefield	1	1	100	—	—	—	100	1	—	—	—	—	—	—	—
Nithside	1	1	100	2	200	3	300	—	—	—	—	—	—	3	—
Cunningholm	1	1	100	1	100	2	200	—	—	—	—	1	—	1	—
Total	245	131	53	41	16	172	70	19	11	56	31	45	26	52	30

APPENDIX VIII.

County of Dumfries.—Comparison of Valuation Rolls for the Years 1879–80 and 1893–94. (*See* para. 43.)

"Farms and Houses with Land" included in this are Grass Parks, Glebes, Cowgangs, Fields, and all small holdings. "Mansions and Houses" includes "Grounds" where not separately returned under the head of "Land." "Sundries" comprises Mills, Manufactories, Mines, Quarries, Brick and Tile Works, Gas and Water Works, &c., &c.

Parish.		Farms and Houses with Land.	Per-centage.		Houses and Mansions.	Woodlands.	Fishings.	Shootings.	Sundries.	Total.	Per-centage.		Railways.	Total Valuation.
			Increase.	Decrease							Increase.	Decrease.		
		£ s. d.			£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.			£ s. d.	£ s. d.
Annan	1893–94	11,193 12 7	—	11·14	3,174 12 4	115 0 0	977 5 11	187 0 0	1,036 1 7	16,683 12 5	3·84	—	4,315 0 0	20,998 12 5
	1879–80	12,596 17 5	—	—	2,196 12 0	90 0 0	725 0 0	90 0 0	368 13 10	16,067 3 3	—	—	4,798 0 0	20,865 3 3
Applegirth	1893–94	8,759 15 5	—	19·32	652 11 0	126 0 0	10 0 0	267 10 0	318 9 3	10,134 5 8	—	15·0	2,633 0 0	12,767 5 8
	1879–80	10,857 10 0	—	—	523 13 0	116 0 0	15 0 0	—	408 0 0	11,920 3 0	—	—	3,665 0 0	15,585 3 0
Caerlaverock	1893–94	5,915 9 8	—	25·4	1,326 15 6	27 0 0	75 10 0	93 0 0	40 15 6	7,478 10 8	—	18·0	—	7,478 10 8
	1879–80	7,720 17 2	—	—	1,208 1 6	20 10 0	112 13 4	—	65 0 0	9,127 2 0	—	—	—	9,127 2 0
Canonbie	1893–94	10,303 8 9	—	11·5	975 14 3	358 18 9	10 0 0	505 0 0	854 0 0	13,007 1 9	—	8·35	1,710 0 0	14,717 1 9
	1879–80	11,641 4 11	—	—	645 10 8	272 16 9	—	—	1,632 10 0	14,192 2 4	—	—	2,187 0 0	16,379 2 4
Closeburn	1893–94	12,567 8 3	—	23·8	1,302 13 0	245 0 0	22 0 0	500 0 0	132 15 2	14,769 16 5	—	20·0	3,312 0 0	18,081 16 5
	1879–80	16,494 7 4	—	—	1,114 0 0	240 0 0	22 0 0	218 6 8	370 0 0	18,458 14 0	—	—	3,077 0 0	21,535 14 0
Cummertrees	1893–94	7,633 3 0	—	2·16	1,266 18 0	145 0 0	308 4 1	220 0 0	317 10 0	9,890 15 1	10·65	—	1,768 0 0	11,658 15 1
	1879–80	7,801 13 0	—	—	633 0 0	113 10 0	185 0 0	—	205 0 0	1,938 3 0	—	—	1,706 0 0	10,644 3 0
Dalton	1893–94	4,575 14 8	—	26·0	820 15 0	119 0 0	20 0 0	116 10 0	20 0 0	5,671 19 8	—	18·3	—	5,671 19 8
	1879–80	6,181 5 0	—	—	521 3 0	97 0 0	32 0 0	80 0 0	33 6 6	6,944 14 6	—	—	—	6,944 14 6
Domock	1893–94	5,360 12 11	—	11·9	913 12 0	47 0 0	438 10 0	82 0 0	40 0 0	6,881 14 11	0·91	—	1,445 0 0	8,326 14 11
	1879–80	6,084 8 11	—	—	479 0 0	21 0 0	120 0 0	20 0 0	25 0 0	6,819 8 11	—	—	1,395 0 0	8,214 8 11
Dryfesdale	1893–94	10,114 9 5	—	6·03	9,003 9 6	227 0 0	10 0 0	237 10 0	661 3 0	20,253 11 11	12·7	—	2,683 0 0	22,936 11 11
	1879–80	10,763 10 5	—	—	6,725 12 10	197 15 10	10 0 0	150 0 0	132 0 0	17,978 19 1	—	—	3,403 0 0	21,381 19 1
Dumfries	1893–94	11,240 10 3	—	11·0	8,993 0 4	67 0 0	200 0 0	173 10 0	1,567 15 0	22,241 15 7	9·42	—	3,016 0 0	25,257 15 7
	1879–80	12,629 2 1	—	—	6,918 3 6	45 0 0	188 0 0	—	546 18 5	20,327 4 0	—	—	3,426 0 0	23,753 4 0
Dunscore	1893–94	10,071 19 2	—	20·4	1,118 2 4	82 7 6	20 0 0	329 10 0	140 7 3	11,762 6 3	—	14·4	—	11,762 6 3
	1879–80	12,126 4 9	—	—	1,015 2 0	60 0 0	22 0 0	298 10 0	212 5 0	13,734 1 9	—	—	—	13,734 1 9
Durisdeer	1893–94	7,609 12 6	—	1·5	998 3 0	912 0 0	5 0 0	400 0 0	25 0 0	9,949 15 6	4·13	—	2,581 0 0	12,530 15 6
	1879–80	7,727 10 0	—	—	886 3 0	912 0 0	5 0 0	—	25 0 0	9,555 13 0	—	—	2,505 0 0	12,060 13 0
Forward	1893–94													
	1879–80													

County of Dumfries.—Comparison of Valuation Rolls for the Years 1879–80 and 1893–94—*continued.*

Parish.		Farms and Houses with Land.	Per-centage. Increase.	Per-centage. Decrease.	Houses and Mansions.	Woodlands.	Fishings.	Shootings.	Sundries.	Total.	Per-centage. Increase.	Per-centage. Decrease.	Railways.	Total Valuation.
		£ s. d.			£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.			£ s. d.	£ s. d.
Brought forward	1893–94													
	1879–80													
Eskdalemuir	1893–94	8,888 16 3	—	19·94	216 12 4	40 3 9	—	475 0 0	—	9,570 12 4	—	15·29	—	9,570 12 4
	1879–80	11,040 5 10	—	—	131 17 9	21 0 0	—	105 0 0	—	11,298 3 7	—	—	—	11,298 3 7
Ewes	1893–94	4,851 16 8	—	25·74	145 12 0	51 18 8	—	528 0 0	—	5,577 7 4	—	16·2	—	5,577 7 4
	1879–80	6,533 8 6	—	—	62 18 0	15 0 0	—	42 0 0	—	6,653 6 6	—	—	—	6,653 6 6
Glencairn	1893–94	12,441 10 3	—	27·8	2,116 10 0	238 0 0	—	510 0 0	96 0 0	15,393 0 3	—	20·8	—	15,393 0 3
	1879–80	17,238 12 0	—	—	1,673 14 0	210 0 0	—	202 0 0	110 0 0	19,434 6 0	—	—	—	19,434 6 0
Gretna	1893–94	8,567 1 2	1·67	—	848 13 7	25 0 0	291 14 0	232 10 0	—	9,964 18 9	6·26	—	3,832 0 0	13,796 18 9
	1879–80	8,426 10 1	—	—	712 2 3	24 0 0	170 0 0	50 0 0	—	9,382 12 4	—	—	4,107 0 0	13,489 12 4
Half Morton	1893–94	4,284 2 7	8·32	—	211 11 0	20 0 0	—	70 0 0	—	4,585 13 7	7·81	—	—	4,585 13 7
	1879–80	3,955 0 0	—	—	206 0 0	18 0 0	—	70 0 0	—	4,249 0 0	—	—	—	4,249 0 0
Hoddom	1893–94	7,966 3 6	—	9·48	2,198 1 4	106 0 0	52 0 0	175 10 0	102 10 0	10,600 4 10	—	2·08	1,820 0 0	12,430 4 10
	1879–80	8,800 15 8	—	—	1,705 15 6	59 0 0	52 0 0	58 0 0	150 0 0	10,825 11 2	—	—	2,455 0 0	13,280 11 2
Holywood	1893–94	9,079 3 7	—	19·95	1,257 4 4	161 0 0	53 10 0	190 5 0	158 10 0	10,899 12 11	—	14·6	2,458 0 0	13,357 12 11
	1879–80	11,342 0 4	—	—	931 5 0	150 10 0	36 0 0	86 0 0	214 0 0	12,759 15 4	—	—	2,383 0 0	15,142 15 4
Hutton and Corrie	1893–94	10,083 6 11	—	18·73	320 15 0	115 0 0	—	460 0 0	—	10,979 1 11	—	15·19	—	10,979 1 11
	1879–80	12,407 3 4	—	—	247 15 0	90 0 0	—	185 0 0	15 0 0	12,944 18 4	—	—	—	12,944 18 4
Johnstone	1893–94	5,841 12 10	—	22·44	466 0 0	255 0 0	10 0 0	305 0 0	61 1 3	6,938 14 1	—	16·1	—	6,938 14 1
	1879–80	7,532 0 0	—	—	329 10 0	255 0 0	10 0 0	15 0 0	127 10 0	8,269 0 0	—	—	—	8,269 0 0
Keir	1893–94	4,988 4 0	—	13·17	678 0 6	162 0 0	42 0 0	291 10 0	100 0 0	6,261 14 6	—	4·24	—	6,261 14 6
	1879–80	5,744 12 10	—	—	531 10 0	146 0 0	50 0 0	23 0 0	44 0 0	6,539 2 10	—	—	—	6,539 2 10
Kirkconnel	1893–94	7,973 2 6	—	12·93	758 3 0	300 0 0	6 0 0	543 15 0	458 0 0	10,039 0 6	—	2·12	3,849 0 0	13,888 0 6
	1879–80	9,157 10 0	—	—	443 7 0	300 0 0	6 0 0	—	350 0 0	10,256 17 0	—	—	3,664 0 0	13,920 17 0
Kirkmahoe	1893–94	9,454 5 1	—	20·63	1,321 8 8	269 0 0	25 0 0	412 0 0	18 0 0	11,499 13 9	—	14·15	1,373 0 0	12,872 13 9
	1879–80	11,911 6 0	—	—	1,205 11 8	192 0 0	20 0 0	48 0 0	18 0 0	13,394 17 8	—	—	1,354 0 0	14,748 17 8
Kirkmichael	1893–94	8,942 19 4	—	11·04	557 5 0	211 15 0	1 0 0	510 0 0	—	9,322 19 4	—	4·98	—	9,322 19 4
	1879–80	9,041 9 11	—	—	512 2 0	231 5 0	1 0 0	—	25 0 0	9,810 16 11	—	—	—	9,810 16 11
Forward	1893–94													
	1879–80													

County of Dumfries.—Comparison of Valuation Rolls for the Years 1879–80 and 1893–94—*continued.*

Parish.		Farms and Houses with Land.	Per-centage. Increase.	Per-centage. Decrease.	Houses and Mansions.	Woodlands.	Fishings.	Shootings.	Sundries.	Total.	Per-centage. Increase.	Per-centage. Decrease.	Railways.	Total Valuation.
		£ s. d.			£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.			£ s. d.	£ s. d.
Brought forward	1893–94													
	1879–80													
Kirkpatrick Fleming	1893–94	9,157 1 6	—	9·23	1,299 16 8	242 14 0	—	274 0 0	127 19 8	11,101 11 10	—	3·22	2,436 0 0	13,537 11 10
	1879–80	10,088 8 0	—	—	887 17 0	173 14 0	—	125 0 0	195 0 0	11,469 19 0	—	—	3,422 0 0	14,891 19 0
Kirkpatrick Juxta	1893–94	7,250 16 6	—	22·79	952 1 8	185 0 0	1 0 0	370 0 0	52 0 0	8,810 18 2	—	17·00	4,484 0 0	13,294 18 2
	1879–80	9,390 14 0	—	—	864 10 8	135 0 0	1 0 0	135 0 0	85 0 0	10,611 4 8	—	—	5,043 0 0	15,654 4 8
Langholm	1893–94	4,641 16 6	—	14·35	9,905 17 8	241 0 0	—	325 10 0	2,597 7 11	17,711 12 1	4·74	—	1,052 0 0	18,763 12 1
	1879–80	5,419 16 2	—	—	9,271 10 7	205 0 0	—	—	2,014 0 0	16,910 6 9	—	—	1,260 0 0	18,170 6 9
Lochmaben	1893–94	11,111 12 11	—	13·09	1,062 9 3	103 0 0	19 0 0	196 0 0	300 0 0	12,792 2 2	—	9·91	1,472 0 0	14,264 2 2
	1879–80	12,784 18 0	—	—	919 2 4	80 15 0	18 0 0	5 10 0	400 0 0	14,208 5 4	—	—	2,069 0 0	16,277 5 4
Middlebie	1893–94	10,645 1 11	—	18·33	1,805 16 0	128 0 0	1 0 0	321 0 0	613 12 2	13,514 10 1	—	9·12	1,766 0 0	15,280 10 1
	1879–80	13,034 14 11	—	—	1,398 2 6	98 5 0	—	88 0 0	251 0 0	14,870 2 5	—	—	2,441 0 0	17,311 2 5
Moffat	1893–94	10,358 13 4	—	24·97	15,967 7 6	114 0 0	1 0 0	306 10 0	583 0 0	27,330 10 10	—	2·74	1,595 0 0	28,925 10 10
	1879–80	13,804 14 2	—	—	13,896 15 6	107 0 0	—	162 0 0	130 0 0	28,100 9 8	—	—	1,938 0 0	30,038 9 8
Morton	1893–94	3,626 12 6	1·26	—	4,873 13 6	340 0 0	5 0 0	190 0 0	606 15 0	9,642 1 0	24·44	—	2,781 0 0	12,423 1 0
	1879–80	3,581 10 0	—	—	3,484 16 2	340 0 0	5 0 0	10 0 0	327 0 0	7,748 6 2	—	—	2,663 0 0	10,411 6 2
Mouswald	1893–94	4,905 4 10	—	18·95	370 2 0	99 0 0	—	148 10 0	110 0 0	5,632 16 10	—	14·74	952 0 0	6,584 16 10
	1879–80	6,052 10 0	—	—	277 0 0	77 10 0	—	70 0 0	130 0 0	6,607 0 0	—	—	914 0 0	7,521 0 0
Penpont	1893–94	6,640 7 6	—	2·8	1,570 13 6	449 0 0	2 0 0	362 0 0	37 0 0	9,061 1 0	4·53	—	—	9,061 1 0
	1879–80	6,831 13 3	—	—	1,307 8 5	449 0 0	2 0 0	50 0 0	23 10 0	8,663 11 8	—	—	—	8,663 11 8
Ruthwell	1893–94	5,980 5 0	—	6·2	452 1 7	203 0 0	—	191 0 0	95 4 0	6,921 10 7	0·92	—	2,284 0 0	9,205 10 7
	1879–80	6,350 18 5	—	—	341 15 9	203 0 0	—	40 0 0	50 0 0	6,985 14 2	—	—	2,127 0 0	9,112 14 2
Saint Mungo	1893–94	5,206 11 1	—	7·12	688 6 0	102 0 0	22 0 0	102 0 0	—	6,120 17 1	—	3·36	935 0 0	7,055 17 1
	1879–80	5,607 4 10	—	—	611 6 0	95 5 8	20 0 0	—	—	6,333 16 6	—	—	1,314 0 0	7,647 16 6
Sanquhar	1893–94	10,168 16 0	—	16·51	1,012 6 6	390 0 0	4 0 0	973 0 0	1,863 0 0	14,411 2 6	—	3·14	2,248 0 0	16,659 2 6
	1879–80	12,179 15 1	—	—	345 2 6	384 0 0	4 0 0	213 0 0	1,752 0 0	14,877 17 7	—	—	2,175 0 0	17,052 17 7
Tinwald	1893–94	8,720 4 0	—	17·41	476 6 0	101 0 0	—	274 0 0	36 10 0	9,608 0 0	—	14·37	2,725 0 0	12,333 0 0
	1879–80	10,559 4 6	—	—	383 16 0	94 0 0	—	150 0 0	35 0 0	11,222 0 6	—	—	3,769 0 0	14,991 0 6
Forward	1893–94													
	1879–80													

County of Dumfries.—Comparison of Valuation Rolls for the Years 1879–80 and 1893–94—*continued.*

Parish.		Farms and Houses with Land.	Per-centage. Increase.	Per-centage. Decrease.	Houses and Mansions.	Woodlands.	Fishings.	Shootings.	Sundries.	Total.	Per-centage. Increase.	Per-centage. Decrease.	Railways.	Total Valuation.
		£ s. d.			£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.			£ s. d.	£ s. d.
Brought forward	1893–94													
	1879–80													
Torthorwald	1893–94	6,086 9 2	—	10·71	541 16 0	5 0 0	—	141 0 0	38 11 7	6,812 16 9	—	9·47	1,151 0 0	7,963 16 9
	1879–80	6,816 4 0	—	—	511 8 6	3 0 0	—	150 0 0	45 0 0	7,525 12 6	—	—	1,067 0 0	8,592 12 6
Tundergarth	1893–94	6,121 0 5	—	22·06	323 15 0	27 10 0	—	125 10 0	150 0 0	6,747 15 5	—	18·41	351 0 0	7,098 15 5
	1879–80	7,853 18 6	—	—	326 0 0	22 10 0	—	68 0 0	—	8,270 8 6	—	—	493 0 0	8,763 8 6
Tynron	1893–94	4,555 2 11	—	17·99	380 10 0	81 0 0	—	187 0 0	—	5,203 12 11	—	13·06	—	5,203 12 11
	1879–80	5,562 1 0	—	—	293 0 0	75 0 0	—	—	—	5,930 1 0	—	—	—	5,930 1 0
Wamphray	1893–94	4,956 11 1	—	23·4	153 12 0	101 0 0	4 10 0	255 0 0	45 0 0	5,515 13 1	—	21·34	1,370 0 0	6,885 13 1
	1879–80	6,493 12 0	—	—	151 13 0	92 0 0	4 10 0	225 0 0	45 0 0	7,011 15 0	—	—	—	—
Westarkirk	1893–94	5,533 19 1	—	29·5	467 2 6	98 7 9	—	323 0 0	50 0 0	6,472 9 4	—	20·93	—	6,472 9 4
	1879–80	7,850 0 0	—	—	281 7 6	54 0 0	—	—	—	8,185 7 6	—	—	—	—
Total	1893–94	333,424 7 6	—	—	83,945 16 4	7,436 15 5	2,637 4 0	12,871 0 0	13,453 18 4	453,769 1 7	—	—	64,407 0 0	518,176 1 7
	1879–80	396,017 2 4	—	—	67,112 2 1	6,586 7 3	1,906 3 4	3,232 6 8	10,559 13 9	485,413 15 5	—	—	72,716 0 0	558,129 15 5
Increase 1893–94 over 1879–80		—	—	—	16,833 14 3	850 8 2	731 0 8	9,638 13 4	2,894 4 7	30,948 1 0	—	—	—	30,948 1 0
Decrease 1893–94 against 1879–80		62,592 14 10	—	—	—	—	—	—	—	62,592 14 10	—	—	8,309 0 0	70,901 14 10
									Net Decrease	31,644 13 10	—	—	8,309 0 0	39,953 13 10
Per-centages of increase		—	—	—	25·1	12·9	38·3	298·2	27·4	—	—	—	—	—
Per-centages of decrease		15·8	—	—	—	—	—	—	—	6·52	—	—	11·43	7·16

	£ s. d.	£ s. d.	£ s. d.
Valuation 1893–94 as above	453,769 1 7	64,407 0 0	
Added since 1879–80 from Lanarkshire by Boundary Commissioners Published Roll	787 14 3	538 0 0	
	454,556 15 10	64,945 0 0	519,501 15 10

—	1879–80.	1893–94.	Increase.	Decrease.
Valuation of Railways.				
Caledonian	38,195	28,872	—	9,323
Glasgow and South-Western	31,033	32,416	1,383	—
North British	3,447	2,762	—	685
Solway Junction	41	357	316	—
	72,716	64,407	1,699	10,008
				1,699
		Net Decrease		8,309

APPENDIX IX.

EXAMPLE of COMPENSATION given by PRIVATE AGREEMENT. (*See* paras. 50 and 56.)

(1.)—*Lime* applied to lands.—Eight-tenths of cost after first crop, five-tenths after second crop, three-tenths after third crop, and one-tenth after fourth crop. Exhausted fifth year.

(2.)—*Crushed Bones, Bone Meal, or Bone Dust, and Farmyard Manure* purchased by tenant.—One-half of cost after first crop, and one-fourth of cost after second crop. Exhausted third year.

(3.)—*Dissolved Bones, Bone Phosphate, Pure Guano, Police Manure, and other Artificial Manures.*—Exhausted by first crop—no compensation.

(4.)—*Feeding Stuffs.*—For linseed, cotton, and rape cakes, or other purchased substances or stuffs of equal manurial value, consumed on the farm by cattle, and by sheep, if the latter are kept with permission of the proprietor, during the last year of the lease—one-third of the value thereof.

CLAUSE SPECIFYING COMPENSATION to be ALLOWED under AGRICULTURAL HOLDINGS (SCOTLAND) ACT, 1883.

(1.)—*Lime* applied to land.—Eight-tenths of cost after first crop has been taken; five-tenths after second crop; three-tenths after third crop; and one-tenth after fourth crop.

(2.)—*Crushed Bones, Bone Dust, Police Manure, and other Manures* of equivalent value.—One half of cost where one crop has been taken, and one-fourth where two crops have been taken.

(3.)—*Dissolved Bones, Bone Phosphate, and Guano.*—One-fourth after first crop has been taken.

(4.)—*Feeding Stuffs.*—For linseed, cotton cakes, or other substances of equal manurial value which have been consumed on the farm by cattle or sheep during the last year of the lease, one-third of the value shall be paid, provided the quantity shall not exceed the average of the preceding three years.

NOTES.—(1.) Vouchers in all cases to be produced, and also an analysis by a competent analytical chemist if required.

(2.) In cases of arbitration, the arbiters to be entitled, in fixing the compensation to make such deductions as they think fit, if, in their opinion, the manurial value of the substances has been reduced through the tenant's fault or negligence; or if through his fault or negligence, the land is in such a state of cultivation as to prevent the substances having their proper beneficial effect on the soil.

(3.) No allowance to be made to the tenant for the cartage of lime, manure, or feeding stuffs, or for the cost of applying the manure to the land.

(4.) No compensation to be allowed for nitrate of soda, sulphate of ammonia, or other such stimulating manures, these being held to be exhausted in the year they are applied.

APPENDIX X.

EXPENSE of DRAINING and CLEARING a FIELD containing 8 or 9 acres Scotch as set forth by R. S. ROUTLEDGE, Old Mill, Portwilliam. (*See* para. 59.)

Expense incurred at 5 per cent. interest.

Drainage.

	£	s.	d.
Cutting 707 roods at 1*s.* 3*d.* per rood -	44	3	9
Filling do. at 2*d.* per rood -	5	17	10
Laying tiles (by the day) - -	3	8	0
Tile account per receipt - - -	28	7	2½
	£81	16	9½

—				Proprietor's share.			Tenant's share.		
DYKES.	£	s.	d.	£	s.	d.	£	s.	d.
Building:—									
33 roods at 3*s.* 3*d.* per rood - -	5	7	3	4	0	5¼	1	6	9¾
35½ roods at 3*s.* 3*d.* per rood - - -	5	15	4½	2	17	8¼	2	17	8¼
6½ roods at 3*s.* per rood - -	0	19	6	0	9	9	0	9	9
	£12	2	1½	7	7	10½	4	14	3

Expense incurred by the tenant.

	£	s.	d.
Filling 33½ roods of ditch bank at 1*s.* 3*d.* per rood - - - - -	2	11	10
Lifting stones out the above ditch and packing them into drains - - -	10	1	0
Lifting stuff from drains (not necessary) when stones were put in and used to fill stone holes and deepen stony places -	2	18	11
Men and horses four days at 30*s.* per day taking large stones out of ditch - -	6	0	0
Cartage of material to roadside dyke -	6	12	0
,, ,, new dyke, *vide* the stones in both cases were nearly all taken out of land and the sums include raising the stones - - - - -	14	4	0
Extra stuff carted into field - -	2	0	0
Trenching 33 roods of old dyke butt - -	3	7	0
Making new watering hole - - -	1	0	0
Extra expenses on drains with frost - -	0	18	0
Share of building 33 roods of dyke - -	1	6	9¾
,, ,, 35½ ,, - -	2	17	8¼
	£53	17	3
Share of building 6½ roods of dyke - -	0	9	9
Cartage of 26,390 tiles and soles at 1*s.* per 100 - - - -	13	3	0
	£67	10	0

Showing—	£	s.	d.
That landlord spent gratis - -	7	7	10½
That landlord spent and charged 5 per cent. interest from tenant - -	81	16	9½
That tenant spent out of his own pocket -	67	10	0
	£156	14	8

APPENDIX XI.

A few Extracts of Restrictive Clauses from Current Leases. (*See* paras. 50 and 63.)

Notice to quit.

And it is hereby further declared, that notices in terms of section four of the Agricultural Holdings Act (1883) are hereby expressly dispensed with, and declared to be of no force or effect as between the parties hereto, throughout the currency of this lease, and in lieu of the provisions of the said Act and section, it is hereby agreed that no drainage, except what is herein specially stipulated to be executed, shall throughout the currency of this lease be undertaken by the tenant or his foresaids without the consent in writing of the proprietor and upon such terms as may be agreed on between the parties when such consent is given.

Drainage.

Notice to remove dispensed with.

And it is hereby expressly and without prejudice to the foresaid obligation to remove without notice or warning declared, that notices under section 28 of the said Agricultural Holdings Act, 1883, are hereby dispensed with under this lease, and neither party hereto shall be entitled to found to any effect upon the failure of the other to give the notice required by the said Act and section.

Statement to claim to be lodged annually.

At each term of Whitsunday or Martinmas, during the lease, to lodge with the proprietor for the time being, or his factor, a statement of any such improvements for which he means to claim compensation.

Duplicates from the book of C. N. Johnston, M.A., advocate, showing how to evade the Act.

70 yards of manure per acre.

And the lessee shall in each year thoroughly work and clean the whole fallow and green crop lands, and shall manure the same, with solid, good and well prepared farmyard, or town's dung at the following rates per imperial acre. Land for the potato crop, with at least 70 cubic yards; land for turnip and other green crops, not potatoes, with at least 65 cubic yards.

And no payment shall be made for any grass seeds, nor for any unexhausted manures, excepting any such as should have been applied in excess of what is stipulated above.

Extra improvements to be deducted from compensation.

It is hereby specially provided that should the lessor at any time during the currency of this lease expend on improvements of repairs a further sum than that agreed on . . . it shall form a counter-claim and deduction from any compensation claimed and awarded to the tenant in virtue of the Agricultural Holdings Act, 1883.

Game.

There are reserved to the proprietor and those whom he may appoint, the fishings, game, deer, wild fowl, hares, and rabbits on the subjects let.

Insurance of farm building.

The tenant shall pay the insurance premium, under a policy of insurance against fire, to be effected in the name of the proprietor over the several buildings on the farm for such sum as the proprietor may think necessary.

Dogs.

The tenant shall not keep any more dogs than are necessary for farm purposes.

Woods.

The tenant shall be bound to protect the woods and plantations on his farm, and maintain the fences thereof as far as they are on or march with his farm, and for each time any of his cattle or stock are found in such plantations he shall pay 1*l.* sterling per head.

Cottages.

The tenant shall not be at liberty without special leave in writing to erect any additional cottage or dwelling-house on his farm.

Cartage of building and drainage materials.

The tenant shall cart all material for erecting houses and fences, or making roads, or connected with drainage or other improvements on the farm, free of charge.

Weeds to be made into compost.

All weeds on pasture land or waste places . . . are to be cut twice a year and oftener if required, and no weeds or cleanings are to be burned, but the same to be gathered carefully and made into compost with dung or lime.

Nitrate of soda.

The tenant binds himself not to apply to the farm during the last year of his possession hereunder, any nitrate of soda, sulphate of ammonia, or other stimulating manures.

Counter-claim.

No counter-claim in respect of a deterioration or breach of covenant shall be barred in respect such breach of covenant or deterioration occurred more than four years before the determination of the tenancy.

APPENDIX XII.

Tuberculosis. (*See* para. 71.)

Petition by the Members of the Ayrshire Butchers' Society.

To John Speir, Esq.,
Newton.

The members of the Ayrshire Butchers' Society are almost all retail butchers in Ayr and throughout the county of Ayrshire and almost all of them keep nothing for sale but the best class of beef and mutton.

In the course of a year the Society had to deal with about 16 cases of animals condemned and the carcases confiscated by the authorities through their being infected by tuberculosis.

The cattle condemned were nearly all cattle of the best class, and none of them over five years of age, and bought at a public sale at prices ranging from 9*l.* to 20*l.* sterling. Some of them were of the Ayrshire breed, and others by a Shorthorn bull and an Ayrshire cow.

As it is impossible to detect the presence of this disease in animals of this class when they are alive, it is considered a great grievance and hardship that fleshers, after they have bought their cattle in good faith and at a fair price, should be compelled to bear the entire loss when said cattle are condemned and confiscated. The Society would therefore humbly urge upon you the necessity of this disease (tuberculosis) being scheduled as a contagious disease, the same as pleuro-pneumonia, &c., and compensation given where there is loss sustained.

(Signed) John Frew, President.
Thomas McBurnie, Secretary.

Ayr, 9 Newmarket St.,
May 1894.

To the Assistant Royal Commissioner on Agriculture, John Speir, Esq., Newton, from the Ayrshire Butchers' Society.

In addition to my previous report, I beg to state that as near as we can calculate the percentage of animals infected with tuberculosis (slightly or badly) is somewhere about 12 or 14 per cent. of the class of cattle killed by the members of the Society. The cattle killed in Ayr slaughter-house by non-members or by any party whatever, will be more than double the figures quoted. I may state that the Society does not consider the claims of any cattle infected and condemned unless they are bought at a cost of not less than 9*l.* per head, and not more than five years of age.

(Signed) John Frew, President,
Ayrshire Butchers' Society.

Ayr,
May, 1894.

APPENDIX XIII.

RETURN showing the PAROCHIAL RATES per £ of NET RENTAL in each PARISH for Year ending 14th May 1893. (*See* para. 80.)

County.	Name of Parish.	Parochial Rates per £ of Net Rental. Poor Law. Owners.	Poor Law. Occupiers.	Education. Owners.	Education. Occupiers.	Other Rates. Owners.	Other Rates. Occupiers.	Total of preceding Rates per £ of Net Rental. Owners.	Total. Occupiers.
		d.	d.	d.	d.	d.	d.	d.	d.
AYR	Ardrossan (C.)	3¾	3¾	2¼	2¼	⅛	⅛	6⅛	6⅛
	Auchinleck (C.)	4 11/14	4 11/14	3 8/9	3 8/9	⅛	⅛	8½	8½
	Ayr (C.)	2½	2½	2	2	⅛	⅛	5	5
	Balantrae	5	5	4	4	¾	¾	9¾	9¾
	Barr	2	2	2¾	2¾	—	—	4¾	4¾
	Beith (C.)	3⅜	3⅜	2¾	2¾	—	—	6⅛	6⅛
	Colmonell	4½	4½	2¾	2¾	⅛	⅛	7⅜	7⅜
	Coylton	4	4	4	4	⅛	⅛	8⅛	8⅛
	Craigie	—	—	1¾	1¾	—	—	1¾	1¾
	Cumnock, New (C.)	2½	2½	2¾	2¾	5/12	5/12	5⅔	5⅔
	Cumnock, Old (C.)	4	4	4½	4½	½	½	9	9
	Dailly	3½	3½	3	3	¼	¼	6¾	6¾
	Dalmellington	5½	5½	3¼	3¼	¾	¾	9½	9½
	Dalry (C.)	5⅜	5⅜	2¾	2¾	¼	¼	8⅜	8⅜
	Dalrymple	2¾	2¾	2¼	2¼	¼	¼	5¼	5¼
	Dreghorn	5	5	3	3	1	1	9	9
	Dundonald	5	5	2	2	1	1	8	8
	Dunlop (C.)	1⅝	1⅝	3	3	1/16	1/16	4 11/16	4 11/16
	Fenwick	1½	1½	2	2	—	—	3½	3½
	Galston	4½	4½	2½	2½	½	½	7½	7½
	Girvan (C.)	8¼	8¼	3¼	3¼	—	—	11½	11½
	Irvine (C.)	7	7	2¼	2¼	¼	¼	9½	9½
	Kilbirnie (C.)	5¼	5¼	2¼	2¼	1 1/20	1 1/20	8 11/20	8 11/20
	Kilbride, West (C.)	2	2	1¾	1¾	¼	¼	4	4
	Kilmarnock (C.)	6½	6½	3½	3½	—	—	10	10
	Kilmaurs	4⅛	4⅛	3	3	⅛	⅛	7¼	7¼
	Kilwinning (C.)	4½	4½	4	4	1/7	1/7	8 9/14	8 9/14
	Kirkmichael	3	3	3	3	⅛	⅛	6⅛	6⅛
	Kirkoswald	3	3	3	3	⅛	⅛	6⅛	6⅛
	Largs (C.)	3	3	2⅛	2⅛	⅛	⅛	5⅝	5⅝
	London	4	4	2¾	2¾	½	½	7¼	7¼
	Mauchline (C.)	4	4	3	3	⅝	⅝	7⅝	7⅝
	Maybole (C.)	6¾	6¾	3	3	¼	¼	10	10
	Monkton	3	3	2¼	2¼	—	—	5¼	5¾
	Muirkirk	3½	—	8¼	8¾	⅜	⅜	12⅛	12⅝
	Newton-upon-Ayr (Parish wholly Burgal).	6	6	3	3	—	—	9	9
	Ochiltree (C.)	1¾	1¾	2	2	1/16	1/16	3 13/16	3 13/16
	Riccarton	5	5	2⅜	2⅜	⅛	⅛	7⅛	7⅛
	St. Quivox	9	9	2½	2½	¼	¼	11¾	11¾
	Sorn (C.)	3½	3½	2	2	⅛	⅛	5⅝	5⅝
	Stair	1	1	1	1	—	—	2	2
	Stevenson	7½	7½	4	4	—	—	11½	11½
	Stewarton (C.)	3⅞	3⅞	2⅞	2⅞	—	—	6¾	6¾
	Straiton	2½	2½	3	3	¼	¼	5¾	5¾
	Symington	2½	2½	4	4	¼	¼	6¾	6¾
	Tarbolton	2½	2½	2¼	2¼	½	½	5¼	5¼
	Average	4·	4·	2·93	2·93	·27	·27	7·2	7·2
	Highest	9·	9·	8·25	8·75	1·05	1·05	11·75	11·75
	Lowest	—	—	1·	1·	—	—	1·75	1·75
DUMFRIES	Annan	8½	8½	2	2	—	—	10½	10½
	Applegarth	1	1	2	2	⅛	⅛	3⅛	3⅛
	Caerlaverock	4	4	1¾	1¾	¼	¼	6	6
	Canonbie	5¾	5¾	5½	5½	¼	¼	11½	11½
	Closeburn	4	4	1¾	1¾	—	—	5¾	5¾
	Cummertrees	3	3	4	4	½	½	7½	7½
	Dalton	2	2	1¾	1¾	¼	¼	4	4
	Dornock	4	4	4½	4½	1	1	9½	9½
	Dryfesdale	4½	4½	3¼	3¼	¾	¾	8½	8¾
	Dumfries	4½	4½	5¼	5¼	⅛	⅛	9⅞	9⅞
	Dunscore	2½	2½	3	3	1/12	1/12	5 7/12	5 7/12
	Dunisdeer	3	3	3⅝	3⅝	⅛	⅛	6¾	6¾
	Eskdalemuir (E.U.)	2	2	3	3	—	—	5	5
	Ewes	¾	¾	3	3	¼	¼	4	4
	Glencairn	3½	3½	3	3	⅛	⅛	6⅝	6⅝
	Graitney	4½	4½	3¾	3¾	¼	¼	8½	8½
	Half Morton	2	2	4½	4½	¼	¼	6¾	6¾
	Hoddaw	4	4	2	2	¼	¼	6¼	6¼
	Holywood	3¼	3¼	3	3	¼	¼	6½	6½
	Hutton	1¾	1¾	3¼	3¼	¼	¼	5¼	5¼
	Johnstone	2½	2½	4	4	⅛	⅛	6⅝	6⅝
	Keir	4½	4½	4½	4½	¼	¼	9¼	9¼
	Kirconnell	3¼	3¼	3	3	¼	¼	6½	6½
	Kirkmahoe	2¼	2¼	2½	2½	¼	¼	5	5
	Kirkmichael	3⅛	3⅛	2½	2½	—	—	5⅝	5⅝
	Kirkpatrick Fleming	3	3	2½	2½	—	—	5½	5½
	Kirkpatrick Juxta	1¼	1¼	2⅔	2¾	⅛	⅛	3¾	3¾

NOTE.—(C.) Parishes where there is a classification of occupants under section 36 of the Poor Law Act. (E.U.) Parishes where the assessment is levied according to "established usage."

County.	Name of Parish,	Parochial Rates per £ of Net Rental.						Total of preceding Rates per £ of Net Rental.	
		Poor Law.		Education.		Other Rates.			
		Owners.	Occupiers.	Owners.	Occupiers.	Owners.	Occupiers.	Owners.	Occupiers.
		d.	d.	d.	d.	d.	d.	d.	d.
DUMFRIES—*cont.*	Langholm	6¼	6¼	3¾	3¾	¼	¼	10¼	10¼
	Lochmaben	6½	6½	4	4	⅜	⅜	10⅞	10⅞
	Middlebie	2¾	2¾	2¾	2¾	¼	¼	5¾	5¾
	Moffat	1¾	1⅜	2⅜	2⅜	⅜	⅜	4½	4½
	Morton	5½	5½	2¼	2¼	1¼	1¼	9	9
	Mousewald	2½	2½	3½	3½	—	—	6	6
	Penpont	2¼	2¼	2½	2½	¼	¼	5	5
	Ruthwell	5	5	3	3	⅛	⅛	8⅛	8⅛
	St. Mungo	3¼	3¼	4¼	4¼	—	—	7½	7½
	Sanquhar	4	4	4	4	—	—	8	8
	Tinwald	2¼	2¼	2¼	2¼	¼	¼	4¾	4¾
	Torthorwald	6	6	5	5	¼	¼	11¼	11¼
	Tundergarth	1	1	2	2	—	—	3	3
	Tynron	1	1	3	3	—	—	4	4
	Wamphray	¾	¾	2	2	¼	¼	3	3
	Westerkirk	2½	2½	3⅝	3⅝	⅛	⅛	6¼	6¼
	Average	3·4	3·4	3·1	3·1	·2	·2	6·7	6·7
	Highest	8·5	8·5	5·5	5·5	1·25	1·25	11·5	11·5
	Lowest	1·	1·	2·	2·	—	—	3·	3·
KIRKCUDBRIGHT	Anwoth	6	6	3	3	¼	¼	9¼	9¼
	Balmaclellan	3	3	3⅛	3⅛	⅛	⅛	6¼	6¼
	Balmaghie	3½	3½	3½	3½	¼	¼	7¼	7¼
	Borgue	3	3	1⅝	1⅝	⅛	⅛	4¾	4¾
	Buittle	3¼	3¼	2⅝	2⅝	⅛	⅛	6	6
	Carsphairn	1 7/16	1 7/16	1⅓	1½	1/16	1/16	3	3
	Colvend	3⅝	3⅝	4¼	4¼	⅛	⅛	8½	8½
	Crossmichael	4¼	4¼	3	3	⅛	⅛	7⅜	7⅜
	Dalry	4	4	3	3	⅛	⅛	7⅛	7⅛
	Girthon	4½	4½	3	3	—	—	7½	7½
	Kells	2⅝	2⅝	3	3	⅛	⅛	5¾	5¾
	Kelton (E.U.)	3¼	3¼	2¼	2¼	½	¼	6	6
	Kirkbean	1¾	1¾	2¾	2¾	¼	¼	4¾	4¾
	Kirkcudbright (C.)	6¾	6¾	2½	2½	—	—	9¼	9¼
	Kirkgunzeon	2¾	2¾	2¼	2¼	—	—	5	5
	Kirkmabreck	4	4	2	2	—	—	6	6
	Kirkpatrick, Durham	2¼	2¼	2⅝	2⅝	⅛	⅛	5	5
	Kirkpatrick, Irongray	1¾	1¾	2	2	—	—	3¾	3¾
	Lochrutton	2½	2½	1	1	⅛	⅛	3⅝	3⅝
	Minnigaff	3¼	3⅛	5¼	5¼	¼	¼	8¾	8¾
	New Abbey	2¾	2¾	4¾	4¾	—	—	7½	7½
	Parton	2	2	3	3	—	—	5	5
	Renick	2¾	2¾	2⅝	2⅝	⅛	⅛	5½	5½
	Tenegles	1½	1½	3	3	—	—	4½	4½
	Tougland	2¾	2¾	3½	3½	⅛	⅛	6⅜	6⅜
	Troqueer (E.U.)	5½	5½	2¾	2¾	¼	¼	8¼	8¼
	Twynholm	3¾	3¾	4½	4½	¼	¼	8½	8½
	Urr (E.U.)	5½	5½	3½	3½	—	—	9	9
	Average	3·3	3·3	2·9	2·9	·12	·12	6·4	6·4
	Highest	6·75	6·75	5·25	5·25	·25	·25	9·25	9·25
	Lowest	1·5	1·5	1·	1·	—	—	3·	3·
WIGTOWN	Glasserton	3	3	3	3	—	—	6	6
	Inch	4½	4½	3	3	⅛	⅛	7⅝	7⅝
	Kirkcolm	4½	4½	3½	3½	½	½	8½	8½
	Kirkinner	3½	3½	3	3	⅛	⅛	6⅝	6⅝
	Kirkmaiden	5½	5½	5½	5½	¼	¼	11¼	11¼
	Kirkowen	7	7	3¼	3¼	—	—	10¼	10¼
	Leswalt	6	6	4	4	—	—	10	10
	New Luce	4½	4½	2½	2½	3/16	3/16	7 3/16	7 3/16
	Old Luce	3	3	3	3	½	½	6½	6½
	Mochrum	5	5	4	4	—	—	9	9
	Penninghame (C.)	4½	4½	2	2	1¼	1¼	7¾	7¾
	Portpatrick	8½	8½	4⅛	4⅛	¾	¾	13⅜	13⅜
	Sorley (C.)	3¾	3¾	2¼	2¼	—	—	6	6
	Stonekirk	6	6	3⅜	3⅜	⅛	⅛	9½	9½
	Stranraer (Parish wholly Burgal) (C.).	9	9	5	5	—	—	14	14
	Whithorn	5½	5½	3¼	3¼	½	½	9¼	9¼
	Wigtown (C.)	5	5	5½	5½	13/16	13/16	11 5/16	11 5/16
	Average	5·2	5·2	3·5	3·5	·3	·3	9·	9·
	Highest	9·	9·	5·5	5·5	1·25	1·25	13·3	13·3
	Lowest	3·	3·	2·	2·	—	—	6·	6·

NOTE.—(C.) Parishes where there is a classification of occupants under section 36 of the Poor Law Act. (E.U.) Parishes where the assessment is levied according to "established usage."

APPENDIX XIV.

RESOLUTION passed at CASTLE DOUGLAS. (*See* para. 81.)

That this meeting is of opinion that the burdens imposed on land are unequal and oppressive, as compared with those on other forms of wealth and industry, and earnestly hopes the Sub-Commissioner will press the subject on the attention of the Royal Commission.

At Castle Douglas,
18th June 1894.

APPENDIX XV.

KILMARNOCK DAIRY SCHOOL. (*See* para. 86.)

Kilmarnock Dairy School is the outcome of a meeting of the Scottish Dairy Association held in May 1888.

The Dairy Association was instituted some few years previously with the view of promoting dairy interests in Scotland. At the meeting referred to, Mr. J. Harling Turner was called to the chair. The great desirability of there being a school of the kind established somewhere in the south-west of Scotland having found unanimous expression, the chairman stated that suitable accommodation might be had within a mile of Kilmarnock, where practical instruction in cheese-making and butter-making could be given. A committee, consisting of the Rev. John Gillespie and Mr. John Dickson for Dumfries-shire, Mr. McQueen for Kirkcudbrightshire, Mr. Ralston for Wigtownshire, Mr. Cadzow for Lanarkshire, Mr. McGibbon for Argyleshire, Mr. Walter Park for Renfrewshire, and Mr. Cross for Ayrshire was appointed to inspect, along with Mr. Turner, one or two farms which the last-named gentleman thought suitable, and, if possible, try to arrange getting the necessary quantity of milk, as from March till October, all conditionally, of course, on a grant from Government being secured. Eventually the school was organised on the lines of the accompanying copy of constitution, and set going at Holmes Farm, Kilmarnock, on the 1st of March 1889. The income for the first year amounted to 1,706*l.* 11*s.* 5*d.*, and the expenditure to 1,664*l.* 12*s.* For the second year the income amounted to 1,761*l.* 6*s.* 2*d.*, and the expenditure to 1,500*l.* 13*s.* 6*d.* The total quantity of milk handled throughout the season amounted to 27,200 gallons. There were 1,416 attendances of pupils and others at the school registered. In the third year the revenue amounted to 1,740*l.* 14*s.* 8*d.* and the expenditure to 1,503*l.* 15*s.* 4*d.* There were 27,200 gallons of milk handled, yielding 9½ tons of cheese and 1,470 lbs. of butter; and 426 pupils attended. In the fourth year the revenue amounted to 1,883*l.* 2*s.* 2*d.*, and the expenditure amounted to 1,480*l.* 0*s.* 5*d.* There were 26,682¼ gallons of milk manufactured into 9¾ tons of cheese and 961½ lbs. of butter; and 381 pupils attended during the season. In the session of 1893 (the fifth) the income was 2,064*l.* 11*s.*, and the expenditure 1,640*l.* 12*s.* 2*d.* The number of pupils registered was 434: 299 of them being from Ayrshire, 22 from Dumfries-shire, 10 from Wigtownshire, 4 from Kirkcudbrightshire, 12 from Lanarkshire, 69 from Argyleshire, 2 from Buteshire, and 16 from other parts of the country. This session a departure is being made from the ordinary working of the school in so far as providing instruction in the sciences bearing on dairy work is concerned, and, so far, with marked success, a largely increased number of pupils having already put in an appearance, and from a wider area than previously.

The principal proprietors in the dairying districts (notably the Duke of Portland, the Duke of Buccleuch, the Marquess of Bute, the Marquess of Ailsa, the Earl of Eglinton, the Earl of Stair, the Earl of Galloway Lady Howard de Walden, Miss Brown of Lanfine, and the Messrs. Baird) have all along contributed freely to the support of the school. And so have the County Councils of Ayr and neighbouring counties, the Highland and Agricultural Society, and the branches of the Scottish Dairy Association. Many of the proprietors have intimated, however, that in future their subscriptions are to cease, and on this account, and as well from the increased expenditure due to scientific instruction, it is evident that if the school is to be continued to a successful issue, increased grants will be required from Government.

APPENDIX XVI.

ABNORMAL RAILWAY RATES. (*See* para. 87.)

The rate from Glasgow to West Kilbride is 8*s.* per ton for potatoes, carrots, grain, &c., while to Largs, which is five miles farther from Glasgow, the rate is 6*s.* per ton for the same traffic.

Coal from Dalmellington to Castle Kennedy near Stranraer cost 17*s.* per waggon, whereas to Pinwherry on the same line, but about 20 miles less distance, the charge is 19*s.* per waggon. The distance from Dumfries to Manchester is somewhat less than from Dumfries to Liverpool, yet the rate per waggon of cattle is 7*s.* more for the shorter distance. A waggon of sheep from Stranraer to Liverpool costs 65*s.*, but if that journey is made at twice, say from Stranraer to Dumfries, and then from Dumfries to Liverpool, the charges are:—

	s.	*d.*	
Stranraer to Dumfries	31	6	per waggon.
Dumfries to Liverpool	60	0	,,
Total	91	6	,,
Stranraer to Liverpool	65	0	,,

The single run from Liverpool to Dumfries for a waggon of sheep is 60*s.* but if that waggon goes on direct to Stranraer, the charge is only 5*s.* more, whereas if done from Dumfries to Stranraer only, it costs 31*s.* 6*d.*

Grain or potatoes in sacks from Glasgow to Amiesfield costs 10*s.* per ton, and by the same railway to Dumfries, which is five miles farther, the cost is 8*s.* 4*d.* per ton.

Some farmers pay a sum equal to one-third of their rent for the carriage of milk alone.

APPENDIX XVII. (*See* para. 23.)

CONDENSED TABLE of PARTICULARS of the DUMFRIES ESTATE of the MARQUIS OF BUTE from 1832 to 1893.

Year.	Rental.	Allowances.			Arrears struck off.	Arrears.		Net Income of the Proprietor after paying all Outlays.	Price of Cheese per 24 lbs.	Price of Oatmeal per 240 lbs.
		Value in Lime.	Value in	Total.		Amount.	Per cent.			
	£	£	£	£	£	£		Per cent. of rental.		
1832 to 1836 -	13,180	370	334	704	Not shown distinctly.	4,720	35·8	—	10*s.* to 11*s.*	16*s.*
1837 to 1841 -	14,041	—	504	504	390	5,530	39·4	—	10*s.* to 11*s.*	17*s.* 9*d*
1842 to 1846 -	13,840	—	—	850	544	3,684	25·5	—	9*s.* to 10*s.*	17*s.* 6*d*
1847 to 1851 -	14,665	—	—	380	151	1,472	10·4	—	7*s.* 5*d.* to 8*s.*	14*s*
1852 to 1856 -	17,620	—	—	436	132	677	3·8	—	7*s.* 6*d.* to 12*s.* 4*d.*	18*s.* 10*d.*
1857 to 1860 -	18,305	—	—	92	None.	200	1·1	—	10*s.* 3*d.* to 12*s.* 7*d.*	17*s.* 9*d.*
1862 - -	17,896	—	—	—	—	918	5·2	35·	10*s.* 6*d.*	—
1872 to 1874 -	21,984	—	—	—	—	—	—	65·5	13*s.* 7*d.*	—
1881 to 1883 -	23,036	—	—	—	—	770	3·4	52·8	13*s.* 2*d.*	—
1891 to 1893 -	19,614	—	—	—	—	1,217	6·2	55·5	12*s.*	—

APPENDIX XVIII.

The following cuttings, taken from the press reports of the various meetings held, give a resumé of a few of the opinions of the speakers:—

AGRICULTURAL HOLDINGS ACT.

Mr. Wallace said the Agricultural Holdings Act was of no use, in view of the conditions which they were compelled to agree to in their leases. One condition in his lease was that he should put seventy tons of dung on every acre of land. He never acted up to this. Such a clause as he had referred to was put into the lease to prevent him from making a claim for compensation.

The Agricultural Holdings Act might be so amended as to effect these objects. An official valuator should be appointed for each county or suitable district on the same basis as the present sheriffs are appointed. This man ought to be an independent functionary, and have the sole power of adjudicating upon each case as it came up. This, in his opinion, would be very much better than the appointment of two arbiters and an oversman, as provided by the 1883 Act, or the application to the sheriff for the appointment of a sole arbiter, if the parties fail to agree, as provided by the amending Act of 1889. Penal and pactional clauses in leases should be made illegal, and it should be left to the sole referee to determine any question of damage. He was of opinion that, instead of the present four months' notice which a tenant must give of his claim, fourteen days before the last ish in his lease would be quite sufficient, the landlord requiring to give notice of his counter-claim within fourteen days after the end of tenancy as at present. The penal and pactional clauses of the lease were used to support counter-claims, and the unwieldy, cumbrous, and costly procedure which at present exists for the adjudication of claims had been the main causes which have rendered the Act in a great degree less beneficial to the farmers than it ought to have been.

He had recently examined a great many leases on Ayrshire estates, and he had no hesitation in saying that not one-third of the farmers on these estates could act out the conditions in their leases. He had in his possession a copy of a lease of a farm on a large landed estate in South Ayrshire, and in that lease, which was entered upon in 1889, the tenant was held bound to apply 70 tons of dung to every acre of green crop, and that was an amount of manure which no farmer could produce or apply. And that was not all, for the tenant was also held bound not to claim for any unexhausted improvements he might make on his farm. Continuing, Mr. Hannah said he had in his possession a copy of the Agricultural Holdings Act, with notes by an Edinburgh lawyer, Mr. C. N. Johnston by name. That gentleman had been devoting his energy to drawing up clauses by means of which landlords might evade their obligations under the Agricultural Holdings Act, and he (the speaker) had seen these clauses inserted in numerous leases on Ayrshire estates. The majority of the leases in South Ayrshire bind the tenant not to claim compensation for any improvements he may make on his holding, and, to make assurance doubly sure on that point, the lease laid down conditions in regard to manuring that no one could act out, so that if the tenant should attempt to raise a claim for unexhausted improvements the factor at once barred his claim by a counter-claim for penal rent on account of the conditions of the lease not having been carried out. It was easy enough to say, Why should the tenants not refuse to sign such leases? But those who said so had to remember that there was a perfect famine for land in Ayrshire, and that the factors on a number of the large landed estates had banded themselves together in making these impossible conditions an essential feature in every lease, so as to have the tenants entirely under their control. For himself, he had signed some leases in the hope that they would soon have legislation which would render the iniquitous and absurd conditions in these leases altogether illegal.

Mr. Wright, of Downan, Ballantrae, said the Agricultural Holdings Act was not at all satisfactory. It would be very much better if they had in every county an independent man appointed as a valuator to assess the sum found to be due to a tenant for the improvements he had executed on his holding. With regard to the private scale for compensation adopted on the Bargany estate, Mr. Wright said it was not enough that the tenant should have compensation for the manures he applied and the feeding stuffs consumed on his holding. He should also get compensation for improving the general condition of the farm and making it clear from weeds, for the cleanliness and good cultivation of the land were quite as important as the application of manures or the consumption of feeding stuffs. It was quite possible to apply a great deal of manure in the closing years of the lease, and make up a big claim for compensation in that way, and yet leave the land so foul with weeds that the manures were of no use whatever.

Mr. D. Wright Downan Ballantrae farmer.

Mr. Lockhart, Mains of Airies, referring first of all to the amendment of the Agricultural Holdings Act as

Mr. James Lockhart Mains of

Airies, Stranraer farmer.

being a matter of the very first importance, argued that the Act should be amended so as to secure for the tenant full compensation for any and every improvement which he made upon his holding. This should apply not only in regard to manures, but also in regard to feeding stuffs, whether home-grown or purchased. He also held that, in regard to the application of lime, the tenant should be entitled to claim a proportion for the cartage as well as for the price, as the cartage was a heavy item. He also held that good cultivation and freedom from weeds was an improvement which was as well worth paying for as any other. He was clearly of opinion that they could do very well without leases altogether if they just had two years' notice to quit on either side, provided a schedule were drawn out giving full compensation for everything left.

Mr. John M'Caig, Challoch, Stranraer farmer.

In cross-examination, Mr. M'Caig said the present system of the tenant having to give in his notice of claim for compensation four months before his tenancy ended, and the landlord fourteen days afterwards, was decidedly a one-sided arrangement. His idea was that they should give in their notices on the same date, and each party should get a week or a fortnight for amendment. Mr. M'Caig replied that with regard, for instance, to the improving of a field by raising stones, a farmer could not very well state the value of what he had done without making a money claim. The great thing was to have practical valuators, and the Commissioner ought to emphasise the necessity of having all valuators of improvements practical men. It was impossible to get it into the head of a city lawyer how long it took to take stones out of a field. With regard to the Agricultural Holdings Act, he thought the great desideratum was to provide the right sort of machinery for carrying out the Act. He would approve of appointing official valuators, who would be altogether independent of both landlords and tenants, to act as arbiters in deciding upon claims for improvements on the one hand, or deteriorations on the other.

Mr. Matt. Wallace, Tenegleistour, Dumfries farmer.

In reply to other questions, Mr. Wallace said there should certainly be a scale for compensation for leaving the land free from weeds, tilth in good condition, drains in order, &c. He considered such matters quite as important to the farmer as compensation for manure. As to assessing such values he thought one man was quite sufficient to do it. The sheriff might appoint that man. There might be a valuator or assessor appointed by the Legislature or county council, or some such way—a man for a district.

Mr. Wm. M'Connell, Glasnick, Newton Stewart, farmer, butcher, and cattle dealer.

Referring next to drainage, Mr. M'Connell argued that the cleaning of land from weeds, and the clearing it of stones, cost as much as the draining of the land, and yet the Agricultural Holdings Act did not recognise the tenant's right to claim compensation for either cleaning the land or clearing it of stones. The tenants had also a grievance in the fact that the Government lent money to landlords for draining their land, and the tenants had to pay exorbitant rates of interest on that money—6 or 6½ per cent.—so that at the end of their leases both principal and interest on these loans were repaid without any outlay on the landlord's part, so that the land was in this way drained at the expense of the tenants. He held that it would be a much more just and more sensible plan if these loans for draining the land were advanced to the tenants at the lowest possible rate of interest, and then when both principal and interest had been repaid, they would be entitled to claim compensation from the proprietors for the improvement thus effected. Their farm rents were fostered by competition, stimulated by the hope of being able to reap the benefits of the outgoing tenant's unexhausted improvements. He held that one means of reducing that unjust competition was for the nation to ensure that the sitting tenant should get full compensation for all the capital he invested in the improvement of his holding. A good and improving farmer would have about 5*l.* per acre invested in fertilisers in his land, and he would be very lucky if, under the present Agricultural Holdings Act, he got one-fifth of that sum as compensation for his unexhausted improvements. He strongly held that the sitting or outgoing tenant should be compensated for every brass farthing he had expended in improving his holding. Besides, the Act, as it presently stood, actually put a premium on bad farming, for a farmer who scourged and impoverished his land for the first 15 years of his lease, and then ran up a big bill for manures and feeding stuffs during the last five years, would get as much compensation as the man who farmed in the best style all through his lease. It was quite true that in one solitary case, namely, the Corsehope Reference, the oversman had awarded a sum of 300*l.* for "cumulative fertility" as the result of continued high farming all through the lease, but that principle had not been acknowledged by other arbiters. As to the 19 years' lease, he held that it had served its day; and if the Holdings Act were so amended as to make it satisfactory in its working, and insure that a fair and equal measure of justice should be meted out to both landlord and tenant, the 19 years' lease would gradually die out, and would be replaced by a lease for an indefinite time, with two years' notice on either side. The home farmer need not be afraid to face the competition of the world if he had the assurance that every penny he invested in the improvement of his holding would be repaid to him at the end of his tenancy.

Mr. J. J. Routledge, Milton, farmer and miller.

With respect to what Mr. M'Connell had said about the cost of clearing stones off the land, he produced an old account which showed that the draining of a 9-acre field had cost 88*l.*, while the clearing of the stones off the same field had cost 66*l.*, and that was certainly an improvement for which the tenant should be compensated quite as much as for draining. He firmly held that the principle of the Agricultural Holdings Act should be extended so as to give the tenant full compensation for any and every improvement which he effected on his holding. Further, he held that, if it was a good thing to have an Act, for fixing fair rents for crofters paying 30*l.* and less rent, then it must be a good thing to have a similar Act to fix fair rents for those who paid 300*l.* of rent, more or less.

Mr. Wm. Sproat, Borgue House, Twynholm, farmer and land valuator.

Mr. Sproat, Borgue House, who was first called upon, referred to the Agricultural Holdings Act, which, he said, was passed for the purpose of encouraging agriculturists to improve their holdings, and leave them in a high state of fertility at the end of their tenure. Were the Act more liberally interpreted, and the machinery for working it out not so complicated and expensive, it might be of some advantage, but the good that it did was nullified by the expense. He saw no reason why a tenant should have to send in his claim four months before the termination of his tenancy. Ten days should be sufficient, and a proprietor's counter-claim should be in not later than the term day. All improvements made by a tenant which added to the letting value of the holding should be paid for. Food consumed by horses should be in the same category as that consumed by cattle, sheep, and pigs, and compensation for all feeding stuffs consumed on the holding should be paid for, whether grown on it or not. Increased fertility due to continuous good farming ought to be considered and paid for over and above the usual scale of compensation. A clause ought to be added to the Act so that a sitting tenant could get compensation who had had to bid at public auction for his farm at the end of his lease, otherwise he was handicapped by having to bid for his own improvements. The decision in connexion with the Ardgaith case was one which many people disputed, and he thought it was open to a good many objections. He had had some little experience in settling cases under the Act, both in that and neighbouring counties, and he had seen great difficulty in coming to a correct decision on a counter-claim after a new tenant had been in possession. It was thought that an improvement might be made in the Act by appointing valuators—say, two or three in each county—and he suggested that these valuators should be practical men, to be appointed by the county council. In individual cases that had to be decided upon, he thought valuators should be chosen by the sheriff, so as to prevent any personal feeling getting into the matter.

Mr. Speir: You would allow the tenant to be paid for all improvements. Do you include buildings and everything of that description?

Mr. Sproat: Yes, if they are improvements.

Mr. Robt. F. Dudgeon, The Grange, Kirkcudbright, factor.

Mr. Dudgeon, factor, St. Mary's Isle Estate, said they made it a rule to settle differences as they arose as much as possible by private meeting and mutual agreement. If there was anything that struck him as wrong in the Act, it was its expensive machinery. He thought Mr. Sproat had made a valuable suggestion when he spoke of the appointment of a county official valuator. He thought the whole question of compensation could be got over in a very satisfactory manner by the appointment of an official valuator.

Mr. W. A. M'Turk, Barlae, Castle Douglas, farmer.

Mr. W. A. M'Turk, Barlae, said if they had had the Agricultural Holdings Act 30 years ago, they would not have had so much agricultural depression at the present time. About the year 1870, when there was a great boom in land, the man that farmed his land best had either to pay a very high rent or flit. He was thus paying rent on his own improvements. He held that the tenantry of Scotland had been the improvers of the soil of Scotland. Many proprietors had also done their part; but it was the tenantry as a whole, their work and their money, that had improved the face of the country. The Agricultural Holdings Act had been weak in so far that it had been very expensive to work. He saw it very tritely remarked that it had been murdered in the working of it. The lawyers had too much plunder by the Act. He agreed as to the necessity of amending the Act; but he would go farther than Mr. Sproat, and have the valuators appointed by the district councils.

Mr. Nigel M'Millan, Townfoot, Thornhill, farmer.

Mr. Nigel M'Millan, Townfoot, expressed the opinion that small farms had come best through the bad times. He favoured the taxing of feu duties, glebes, police buildings, &c., the rating of shootings on their full value, and there should be no exemptions or deductions to landlords. If we had an honest Agricultural Holdings Act, it would matter but little to farmers whether or not the factor possessed practical knowledge.

Mr. Speir: I have no doubt the Act was intended to be honest.

Mr. M'Millan: It has not fulfilled the intention. The Act as it stands is a fraud and a delusion. It acknowledges a principle which it has utterly failed to carry out in practice. Cumulative fertility should be the basis of compensation for improvements.

Mr. Speir: How are you to assess it?

Mr. M'Millan: You must get it done by practical men. I do not see how you can get clear of Government-appointed officials in each district. I would have these permanently appointed and let them take all responsibility. They would also be available for settlement of disputes between landlord and tenant. I think we should be quit of restrictive clauses in leases. We should have a free hand. If you come to rents, I am on for judicial rents.

Mr. Speir: That means a Land Court to settle them?

Mr. M'Millan: Yes.

In cases where a rent was being fixed for a new lease to an old tenant, Mr. M'Millan thought the landlord should allow the tenant to appoint a valuator as well as himself. He did not think the State would be justified in advancing money to farmers except to buy their holdings; but advances might be made for that purpose.

Tuberculosis.

Mr. Thos. Howie, Orangefield, Prestwick, farmer.

Mr. Howie said that tuberculosis was one of those diseases which people did not like to say existed among their cattle. There was more of it in the country than people liked to admit. He was always of opinion that to condemn the bullock was no way of getting rid of tuberculosis. The milk was the thing which was most to be feared. There was far more need to look to the milk than to the meat. A cow affected with tuberculosis would give milk until she died. Then, again, there were calves brought up on such milk, and the disease was thereby spread immensely. He had heard of a case where a man bought two bull calves, and one of them died before he was a year old. The other grew to serve heifers, and not one of his offspring were able to rise to their feet when they were calved. This bull was, however, destroyed.

Mr. Lees, Lagg, Ayr, veterinary surgeon, farmer.

Mr. Lee, farmer, Lagg, referred to the fact that the prevalence of tuberculosis had been a source of great annoyance to the fleshers of the district. In Ayr they had an association, and those men who paid above a certain price for an animal which was found to be suffering from tuberculosis, were compensated in a measure. If compensation was provided by the Government in cases of tuberculous cattle, it would be a great relief and a decided improvement. During his experience as a veterinary surgeon—and he had very considerable experience as such up to about 12 years ago—there was just an odd individual case of tuberculosis in certain herds; but he was inclined to think it was much more prevalent now. If compensation was given for affected animals, he believed that the disease could be reduced to what it was 12 or 14 years ago, when he was in practice. All animals known to be affected with it should be slaughtered at once.

Mr. Thos. Crawford, Dowhill, Kirkoswald farmer.

Mr. Crawford, Dowhill, said he bought a bull from an Ayrshire breeder, and kept him in his stock for a time, and kept every year a young bull got by this animal out of one of his best cows, and every animal got by that bull went down with tuberculosis. They did not all die with him, for when he saw that they were going that way, he put them away, so that they would die with some other body, and they never failed to do that.

Mr. M'Master, Dinvin, Port Patrick, farmer.

Mr. M'Master, Dinvin, said that tuberculosis was greatly on the increase during the last 20 years. He thought that if landlords would ventilate the byres better, or build larger byres, so as to give more air space, it might have the effect of making the disease less prevalent. He would strongly urge that tuberculosis be scheduled among contagious diseases.

Mr. Lockhart said that whenever tuberculosis was discovered, the best of the animals should be fattened, and the remainder slaughtered. There was much more danger from the milk than from the flesh after it had been cooked.

Mr. M'Master held that in the case of compulsory slaughter the same compensation should be paid for tuberculosis as pleuro.

Mr. W. H. Ralston, Culmore, Stranraer, farmer.

Mr. W. H. Ralston, Culmore, stated that they were all at one in regard to scheduling tuberculosis with the other infectious diseases. There was no use, however, of attempting to stamp out tuberculous cows in that district when they got them with the disease in them. They should be stamped out in the breeding districts. That would be striking at the root of the evil, as it was undoubtedly a hereditary disease. He had had many cases of it. He did not say that the animals died, as he sometimes killed them and sometimes sold them to some other body to be killed. He had known stocks which had got tuberculosis through bulls. If they could get the disease stamped out in prize winning stock they would cut it off from the bulls, and that was the most fertile source of the disease.

Mr. Nigel McMillan, Townfoot, Thornhill, farmer.

Money, he believed, would become cheaper every year. Owing to the monopoly of Scotch banks farmers found it difficult to get a loan of money and had to pay high rates of interest. He advocated the slaughter of tuberculosis-affected animals, compensation being paid to the owner, and a rigid system of dairy inspection in order to detect the disease.

Mr. Wm. M'Connel, Glesnick, Newton Stewart, farmer, butcher, cattle dealer.

Coming next to the question of tuberculosis, he said that, if the Government thought to get the ratepayers to join in stamping out the disease, they were undertaking a very serious task. It was very unjust to ask pastoral farmers to bear a share of the expense of stamping the disease out of the herds of those dairy farmers who made such handsome profits out of their dairying. In fact, dairying was the great bugbear in Wigtownshire, for the farmers there would get their farms at much lower rents if it were not for these dairy farmers competing against them. These dairy farmers could afford to pay one-fourth more rent than the pastoral, stock-breeding or stock-feeding farmer could; and why, then, should a flockmaster or stock-feeder be taxed for the stamping out of tuberculosis to enable these dairy farmers to make greater profits than ever, and thereby be able to offer higher rents for farms? He had, however, a suggestion to make which was well worthy of consideration. It was now admitted that tuberculin was an infallible test in the way of showing whether an animal was affected with this disease or not. It was also a well-established fact that the disease was a hereditary one, and that the milk from tuberculous stock could not be safely used, but that the meat of tuberculous animals could be safely used, provided it were properly cooked. In Berlin, for instance, there was a public depôt where the carcases of animals found affected with tuberculosis were thoroughly cooked with superheated steam before the meat was allowed to be sold. Now, his suggestion was this: that veterinary inspectors should be appointed to apply this test of tuberculin by way of finding out which animal in any herd was affected with the disease, and any animal which was found to be affected should be branded forthwith, and no owner should be allowed to use any animal so branded for breeding purposes, nor to sell any of the milk from any such animal. This disease was being steadily propogated in many herds where the animals were closely in-bred, but by some such means as this the disease would soon be stamped out with very little expense to the ratepayers.

Mr Muir Maitland, Wigtown, farmer.

Mr. Muir, Maitland, said there seemed to be an idea now-a-days that anybody could farm land. He thought that when ministers, doctors, lawyers, and all professional men had to pass an examination before they were allowed to follow the practice of their professions the farmer should also be made to pass an examination before being allowed to take a farm. He held that there was not so much profit in dairying as Mr. M'Connell had tried to make out, for in every herd one-fourth of the cows would have to be parted with every year on account of abortion and tuberculosis, and it would take the price of three of these cast cows to make up the price of one new cow. He knew a man who once bought 10 heifers from a herd—Mr. Muir gave the name of the herd, but for obvious reasons we do not reproduce it—and in two years every one of these cows had "gone down" with tuberculosis.

Mr. Crawford, Hall, Auchencairn, spoke on the subject of the prevention of cattle disease, with special reference to tuberculosis.

Mr. Howie, Law, Dreghorn farmer.

Law Farm, Dreghorn,
April 14, 1894.

DEAR SIR,

HAVING regard to our conversation yesterday in reference to tuberculosis, I gather that you want information on the following points, viz.: first, is tuberculosis more prevalent of late years than formerly; second, is it a hereditary and contagious disease; third, should compulsory slaughter be adopted to exterminate it; fourth, should the owner have compensation in the event of such slaughter, and last, at what rate and by what means should such compensation be ascertained.

On the first point my recollection carries me back 42 years to our entering into possession of my other farm of Towerlands in the parish of Irvine. For the first 20 years we had only one death and that from a nail in the intestines, now I am sorry to say that I have one and very often two in a stock of about 22 head each year. I also find that on this farm of Law, although I made an effort to clear it out and destroyed 10 head of cattle a few years ago, it is still as prevalent as ever. In this stock of 30 cows I lose on an average two or three every year.

On the second point, I believe it to be both hereditary and infectious, I fill up my stock mostly by purchase. and have found in two notable instances, where I had replaced dead animals by putting new ones in the same stalls, that I again lost them in less than two years, and latterly was obliged to leave the stalls empty for a considerable time before refilling. This was years ago, before so much was known of disinfectants and tuberculosis.

Thirdly, I am decidedly of opinion that there should be compulsory slaughter and compensation to the owner of infected animals. These animals usually linger on for perhaps two or more years, and are generally of the class known as the "milky kind"; they are not very often objected to by Bowers and it would be too great a claim on the farmer's self-denial to ask him to destroy them because their milk may be injurious to those who use it.

A scale for compensation like the following might be adopted:—

An inspection twice each year, or where there is reason to suspect disease. Cows to calve, say, in April and market value then 14*l.*; if slaughtered at Martinmas valued 8*l.* to 9*l.*, same animal calving at Martinmas 15*l.* to 16*l.*; cows do not vary much in value from four to seven years of age, after that (especially if heavy milkers) they are classed as old cows, and if not near calving are considerably reduced in value.

(Signed) JOHN HOWIE.

CHANGES OF TENANCY.

Mr. Wm. M'Connell, Glesnick, Kirkcowan, farmer.

In the parishes of Kirkcowan and Penninghame, he said the changes of tenantry had been abnormally great. The land in these parishes was of second or third rate quality, and the reductions of rent made in the Machars had been the lowest in the county, being only from 8 to 9 per cent. on an average. In keeping with this small percentage of reductions, these parishes showed the greatest percentage of changes. In the parish of Kirkcowan the changes of tenancy since 1877 had been equal to 63 per cent. of the whole number of tenants in the parish, and in the parish of Penninghame the changes of tenancy in the same period had been equal to 58 per cent. On some estates the tenants had been swept off nearly in a body. The number of tenants who had been cleared out of their farms in these parishes was about 20 in the parish of Kirkcowan and 18 in the parish of Penninghame; and if these men had not all gone through the Bankruptcy Court they had all been rendered practically penniless. That was the result of their rents, which had been fixed in better times, being too high for these bad times and being rigorously exacted, and he held that the whole question of agricultural depression was a question of rent.

Mr. Templeton, Auchinleck, Newton Stewart, hill farmer.

Mr. Templeton, Auchinleck, said Mr. M'Connell had stated that the number of tenants turned out of their farms in Kirkcowan parish since 1877 numbered 63 per cent. of all the tenancies in the parish. He (Mr. Templeton) thought 75 per cent. would be nearer the mark. In some cases there had been five tenants on the same farm within the last few years. He himself had been tenant of one farm at a rent of 150*l.*, and because he would not give 155*l.* for it they had parted with him, and let it to another man, who would only give 140*l.* for it, and now they were thankful to get 70*l.* for it from another man. When a gentleman made strong statements, it was as well to cite his facts, and he would therefore give the name of the farm, which was Culvenan. As to the Holdings Act, he considered it a delusion and a snare.

Mr. John Borland, Auchencairn, Thornhill, farmer.

The most of the information was taken from the valuation rolls. In estimating the number of farms in each parish he had likewise to be guided by the valuation roll, but in the case of the parish of Morton he had dropped the small holdings rented by residents in the village and dealt only with farms of considerable size. Another point of inquiry was the reasons for the changes and what had become of the old tenants. That was a more difficult question to answer; and it was to be understood that, while he gave information on this head as accurate as he could obtain, it was not to be depended on in the same manner as the figures with regard to the number of changes. Mr. Borland proceeded to present a series of figures showing the number of changes of farm tenants which had occurred in the various parishes of Upper Nithsdale since 1880, the date of the last Commission. In Closeburn the number of farms was 43, there being five proprietors. During the 14 years 20 farms had changed hands, four of them twice and three of them three times, making the total number of changes 30. In Keir there were 35 farms. Of these, 17 had changed tenants, there being double changes in seven; total changes of tenants, 24. In Tynron there were 21 farms. There had been eight changes, two double changes, and a triple change; total changes of tenants, 12. In Penpont there were 23 farms. Seventeen had changed hands, five of them twice, and one of them three times; making 24 changes in 23 farms. In Durisdeer there were 30 farms, and there had been 18 single changes. A great many of those changes had taken place within this last year, as they all knew; and a peculiar thing about it, in view of the opinion constantly expressed that farms should be broken up and more tenants settled on the ground, four farms had changed hands this year, and only one of the new tenants was going to be resident. In the parish of Morton there were 20 farms; and six of them had changed hands, two being double changes; total changes, eight. In Sanquhar there were 43 farms. Thirty-one of these had changed hands, and in ten instances there had been double changes, making 41 changes of tenants out of 43 farms. In Kirkconnel there were 30 farms, and there had been 14 changes, one of them double; total changes, 15. The following was the percentage of changes in 14 years, counting second and third changes:—In Closeburn, 72 per cent.; Keir, 68; Tynron, 57; Penpont, 104; Morton, 40; Durisdeer, 60; Sanquhar, 95; Kirkconnel, 50. Out of a total of 245 farms 131 had changed hands, 40 of them two or three times; and the percentage of changes over all was 70. The average of single changes was 53 per cent. Forty-one other tenants had gone in since 1880, and stayed one, two, or three years.

Mr. Speir: What is the cause of all that?

Mr. Borland said death accounted for 11 per cent. of the changes. So far as he could learn, a difference of opinion as to the proper rent accounted for 31 per cent. of them; and 26 per cent. of those who left their farms were bankrupt.

Mr. Speir: If so many became bankrupt, there must have been a very large proportion in very hard circumstances.

Mr. Borland: That is the reason why I say the inquiry should have been addressed to the estate offices.

Mr. Speir observed that if one out of every four farmers who left during 14 years was bankrupt or without means, there must have been something far wrong; they must have been very bad farmers, or there must have been very big rents.

Mr. Borland replied that he had gone over the changes in the parish of Penpont very carefully with a friend who knew the parish well, and he had marked 11 tenants who, he was led to understand, were bankrupt. A good number of these, he believed, went through the Bankruptcy Court. The parish is largely a sheep-farming one, and 1879 and 1881 were the two worst years ever seen by sheep farmers.

Mr. Speir: What became of the old tenants?

Mr. Borland said a number had given up sheep farms and retained arable farms; others had smaller holdings. In a few cases the farmers removed to other large farms; but a good many went out of the business, and had tried to retrench and save their capital.

Mr. Borland said there were farmers who left there to go to Kirkcudbright, and they said they were doing better. They were certainly paying lower rents. He was advertising lately for a foreman, and nearly all the applications were from old tenants. He did not say from that district.

Government Loans.

Mr. W. H. Ralston, Culmore, Stranraer farmer.

The feeling among most men was that Government ought to provide money at a low rate of interest for that purpose. Previously it was lent for drains at 6½ and 6¾ per cent., and that was paid up in 23 or 24 years, and then should have been struck off, but instead of that it was made a rentcharge, which was still going on, on the same backward land.

Mr. Jas. Drew, Newton Stewart, factor.

Mr. Drew said that, before the meeting closed, he would ask Mr. Speir to emphasise in his report the expediency of the Crown advancing loans to landed proprietors for estate improvements at the lowest possible rate of interest, say, 3 or 3½ per cent. These loans would be a first charge on the property so that the security would be perfectly good, and they now saw that loans to Government in the form of Consols could be got at 2¾ per cent. These Government loans to proprietors could in the case of drainage be made repayable both as to principal and interest in 25 years, while in the case of buildings, the period of repayment could be spread over 30 or 40 years.

Mr. Templeton said he saw no reason why the Government should not in the same way advance loans at the same low rates to tenant farmers on sheep or other stocks. The stocks could be valued over to the incoming tenant in case of a change in tenancy. (A voice: "They should be steelbow.") This money question was a very important one.

Tenants' Improvements.

Mr. John M'Caig, Challoch, Stranraer, farmer.

Mr. John M'Caig, Challoch, said that most of those present were representatives of the men who made that district. Their forefathers had made the Rhins of Galloway through their energy, skill, and perseverance and they made it, he might say, partly through the nineteen years' lease.

In cross-examination Mr. M'Caig said the present system of the tenant having to give in his notice of claim for compensation four months before his tenancy ended, and the landlord 14 days afterwards, was decidedly a one-sided arrangement. His idea was that they should give in their notices on the same date, and each party should get a week or a fortnight for amendment.

Mr. Speir: It has been brought before me repeatedly that, instead of a tenant making a claim in money value for what he has done, it would be better for each to send in a statement of what he had done, and allow the arbiters to fix the amount themselves. Would that be any benefit or not?

Mr. M'Caig replied that with regard, for instance, to the improving of a field by raising stones, a farmer could not very well state the value of what he had done without making a money claim. The great thing was to have practical valuators, and the Commissioner ought to emphasise the necessity of having all valuators of improvements practical men. It was impossible to get it into the head of a city lawyer how long it took to take stones out of a field. At the Commission which sat about 30 years ago, the very same evidence was brought forward as they were stating that day, and the result was they were just where they were then. If Mr. Speir would drive these things home, they would feel that their time had not been lost.

Re-arrangement of Taxation.

Mr. Jas. Drew, Newton Stewart, factor to Lord Galloway.

With regard to the incidence of local taxation, he strongly held that every description of property, whether real or personal, should be rated on the same principle. At present the owners of many forms of personal property were enjoying the protection of the country, while they were not contributing a brass farthing to the local rates. For instance, the holders of consols held 650 million of pounds, for which they received interest at the rate of 2¾ per cent. from the Imperial Exchequer, and yet they did not pay one brass farthing to the local rates out of all that income. Then the holders of preference and debenture stocks in railway held among them 700 million pounds' worth of stock, and they, too, did not contribute one brass farthing to the local taxation of the country.

In reply to the Commissioner, Mr. Drew said he would have no objection to the incomes derived from feu-duties being made to bear their fair share of local taxation precisely in the same way as he held that all forms of personal as well as real property should be rated on the same principle. He thought that the rating areas might with advantage be larger.

Mr. Jas. Biggar, Grange, Castle Douglas manure maker, farmer.

The rates which at present bore most heavily on land were the poor and school rates, and if any of them had studied the local returns published lately, they would find that the gross rate on owners and occupiers together varied from 6*d.* per £ in the Parish of Carsphairn to 1*s.* 6½*d.* per £ in the parish of Kirkcudbright. The increase in the case of Kirkcudbright and other parishes, which were high, was simply owing to the populous towns which were included within their area, and which the land in the vicinity was taxed to support. That was not as it should be. The burdens on land, as compared with other industries, presented, however, the greatest inequalities.

Traders and professional men were in an equally anomalous position, the rate which they paid on their business premises and dwelling-houses being small compared with those levied on farmers or landlords, who might have no greater income.

Mr. Biggar also directed attention to the anomalous position in which shipping stood as regards taxation, escaping it altogether, and suggested that the cost of the transfer of land should be greatly cheapened, this latter being a very heavy burden which frequently hampered advantageous transactions of this sort.

Mr. John Borland, Auchencairn, Thornhill, farmer.

Mr. Borland referred to the incidence of local taxation. As a farmer he was called upon to pay half of the poor rate, the school rate, and the new county rate. He was entered in the valuation roll as farmer to the extent of 1,050*l.* He had to pay half of the rates on that sum, which was equal to 15*d.* on 525*l.*, or 33*l.* 16*s.* 3*d.* He regarded that as a heavy burden, considering the large capital he had invested and no profit whatever. If he had not had to pay that 32*l.* for 20 years, there would have been 600*l.* or 700*l.* that he could have gone away with; and it was the very thing he wanted now. If he had that 600*l.* or 700*l.*, he would simply go away and leave the proprietor. He looked at it in another light. If the proprietor were to let his shootings for the sum at which they were entered in the valuation roll, they might bring down a monied stranger, who would do good to the district. The Drumlanrig shootings were entered at 705*l.*; the Closeburn Hall shootings at 380*l.*, making 1,085*l.* in all. Suppose they were let at 1,050*l.*, the same rent which he paid for his farms, and that Mr. Carnegie were to come across from America and rent them. He would get our advanced civilisation and a very pleasant country to live in, and he would only be asked to contribute 32*l.* 16*s.* 3*d.*, exactly the same as John Boreland, farmer, Auchencairn, who was struggling to make a living.

Mr. Speir: And your argument is that Mr. Carnegie, having a very big income, should pay a higher rate?

Mr. Borland: That is the argument that is going about just now. Take another illustration from the

village of Thornhill. There is a baker and two grocers down the street. Their premises are entered in the valuation roll at 149*l.* They are only tenants of the subjects, and the total local taxation paid by the three is 4*l.* 13*s.* 1*d.*, at 15*d.*, the same rate as in my own case. The British Linen Company Bank, that takes all the good things we have just now, is entered as owner of premises at 70*l.* At 15*d.* their contribution is 4*l.* 7*s.* 6*d.*

Mr. Speir: And they will have an income from that bank how much more than you have from your farm?

Mr. Borland: I do not go into that at all. But it strikes me that I am paying out of all proportion to my ability.

Mr. Speir: Have you any suggestion to make about a change?

Mr. Borland: I think that those burdens should be levied along with the income tax. It would apportion the burden much more equitably.

Mr. J. M'Caig, Challoch, Stranraer, farmer.

He also held that the incidence of taxation on land required to be set upon a more equitable basis. They would find that in the parishes in the Rhins some might be paying 6*d.* in the £ of poor rate, and others 1*s.* up to 1*s.* 5*d.* In Portpatrick they would find that a tenant or proprietor rated on a 400*l.* rental paid over 60*l.* a year of local taxation; while any gentleman occupying a private residence in Portpatric, who might invest his money out of the district, would be rated only on the assessable rent of his house; and the result was that, whereas the farmer and the proprietor would be payin 60*l.* of local taxation, a gentleman in a 40*l.* house would be paying only 6*l.* per year. He could not agree with Mr. Lockhart with regard to labour. He was clearly of opinion that agriculture must stand or fall as a commercial pursuit, and the men who worked on the farms were entitled to whatever they could make just as much as men in any other pursuit. He could say that, whatever else might come down, labour could not come down, and it would not come down.

Game.

Mr. J. K. Borland, North Balloch, Girvan, farmer.

Under the Ground Game Act there was a close time for rabbits in unenclosed moorland. That close time extended from the beginning of April to the 12th December, and when sheep farmers had to contend with a stock of rabbits reared in unenclosed moorland during this close time they found it almost impossible to keep these pests within due bounds.

Mr. Gillespie, Girvan, butcher.

Mr. Gillespie, flesher, then gave some particulars respecting the serious loss he had sustained through the rabbits coming upon his grazing from a piece of unenclosed moorland where there was a close time for the vermin.

Mr. Kerr, Strathmaddie, Creetown, farmer.

Mr. Kerr, Strathmaddie, said the farmers had much need of protection from winged game. His own farm was half stocked with pheasants. The game tenant bought pheasant eggs and "clockin" hens, and hatched the pheasants by the thousand. He had counted 80 pheasants at one time in the corner of a field. The proprietor had let the mansion-house and shootings to a game tenant who had more money than brains. He (Mr. Kerr) had immense stocks of rabbits to contend with too, and as he was prevented by law from setting traps in their "runs," he was all but powerless to contend with the vermin that came out upon his crops from the preserves. In fact, they ate up his turnips as fast as the sheep did. He held that the agricultural tenant should have full liberty to protect his crops against all kinds of game, and full liberty also to destroy rabbits by means of traps set in the runs or any other way.

Mr. Hughan, Cults, Garlieston, farmer.

Mr. Hughan, Cults, said the tenant farmers in Sorbie parish required protection from the game tenants with their pheasants and partridges as well as hares and rabbits. It was true that the occupier had now a concurrent right along with the proprietor to kill hares and rabbits; but in unenclosed lands there was a close time from the 1st day of April to the 11th December, when they could not exercise the right to kill the ground game. Well, they had to feed the ground game for the game tenants all summer, and just before the close time expired the game tenants set their keepers to work to kill the rabbits, and railed them off to the game dealers, so that the farmers could not get a shot at any of the vermin that had been feeding on their crops all summer.

Mr. Geo. Sproat, High Creoch Castle Douglas, hill farmer.

Mr. Sproat, High Creoch, on the subject of the game laws, with special reference to the destruction done by rabbits. The latter is understood to be a burning question in the district, and the discussion which ensued was the liveliest which had characterised the whole meeting. Mr. Sproat delivered a rousing speech on the subject, pointing out the immense damage rabbits did amongst the crops, not only in the way of eating, but in the way of beating down and destroying. It was also, he said, a well-known fact that rabbits poisoned all classes of vegetation with which they came in contact, so that stock would not eat it. He suggested that rabbits should be classed with rats, and become the property of the man whose land they infested, and that proprietors and others preserving them should be compelled to keep them in enclosures. He himself was not a sufferer from the vermin, but he knew farmers in the country who were all but eaten up with them. In the stewartry, he was thankful to say, they had many proprietors who knew their duty in this matter, and who did not fail to act up to it. They had also, however, a number of other men of quite a different kidney—men who fitted admirably Max O'Rell's definition of a Scotchman in so far as they kept the Sabbath, kept the rabbit laws, and all the rabbits they could get their hands on. Several other speakers supported Mr. Sproat in no uncertain sound, and altogether the game preservers of the stewartry had a bad quarter of an hour of it. Mr. Speir was formally requested to bring this matter of game preservation very prominently before the Royal Commission, and this he agreed to do.

Mr. Kerr, Thornhill, farmer.

Mr. Kerr: I think it's quite iniquitous that there should be a close time for rabbits on hill land. You can only kill them from 11th December to 11th March; and if the frost and snow set in during that time you can't reduce them. I'm of opinion that the rabbits should be treated like rats. They should be vermin.

Mr. McJannet, Gateslack, Thornhill, farmer.

Mr. McJannet, Gateslack, thought the cure was simply to give the full right—not an equal right—to the rabbits. As a rule the gamekeepers just finished off the rabbits at the very close of the season. They were so reduced before the 11th December that it would not pay the farmer to put on a man to kill them; and they were not reduced all over the land, but only on the lower portions.

Mr. McJannet explained to the Commissioner that the heather had been burned almost entirely out, because when he came it was far too old either for game or sheep. Since the hill had been burned the grouse had been both more plentiful and better birds. Formerly many of the birds which were brought out there used to fly away to the Troloss and other places, where there was young heather.

Causes of the Depression.

C. C. Watt, Kilmaurs, land valuator.

County Councillor Watt, whose evidence was largely representative of the general views expressed, said that in his opinion the principal causes of the agricultural depression were (1) low prices, (2) bad seasons, (3) high rents, (4) increased cost of labour, (5) preferential railway rates for foreign produce, (6) foreign produce not being marked as such, (7) undue restriction in leases as to cultivation of farms, (8) want of absolute security in respect of improvements made on farms, (9) the reduction of farmer's capital by diseases amongst stock.

Land Hunger.

Bailie M'Creath, Girvan, merchan .

Bailie M'Creath said the farmers would go behind each other's backs in bidding for farms. They had no cohesion at all. They might make as many laws as they liked, but unless they could restrict the freedom of the subject, they would never cure the disease, as the land hunger was so intense in Ayrshire. They all knew of a farm just now which the present tenant was giving up because he could not pay the rent, though he had been getting 15 per cent. reduction, and no sooner was the farm advertised as being to let than there were a lot of competitors offering to give the old rent for it without the 15 per cent. reduction.

Foreign Meat.

Mr. M'Dowal, Girdstingwood, Kirkcudbright, farmer.

Mr. McDowall, of Girdstingwood, spoke on the question of the branding of foreign meat, pointing out the gross frauds which were at present being perpetrated. They did not object to foreign meat coming to this country if the foreigner chose to send it. But what they did

object to was the manner in which it was thrown upon the market as prime Scotch. It was nothing short of a scandal that foreign beef and mutton, after being carried over the country at a lower rate than their own produce, should, on reaching its destination, be sold as "best Scotch."

Freedom of Management.

Mr. J. M. Hannah, Girvan Mains, farmer.

He strongly held that farmers should have a free hand to manage their land according to their own ability and according to the practice best suited to the district, instead of being tied down to farm according to the ideas of some Edinburgh lawyer's clerk, who never had a spade in his hand.

Abatements of Rent.

Mr. D. Wright, Ballantrae, farmer.

He admitted that on some estates there had been very liberal reductions of rent given, but he decidedly held that these reductions of rent had been the curse of the community. Had landlords given no reductions of rent, the land question would have been settled long ago, though a good many tenants would have gone to the wall.

Sheep Stocks.

Mr. Inglis, Stair House.

In a great many leases the tenants of sheep farms were held bound to hand over their sheep stocks at the end of their leases to the landlord or the incoming tenant if so required, but in very few cases were the proprietors or the incoming tenant bound to take over these stocks from the outgoing tenant. Now, in Lord Stair's leases there was a clause to the effect that the outgoing tenant shall be held bound to hand over the sheep stock to the incoming tenant or the landlord, and that the incoming tenant or the landlord shall be held bound to take over these sheep stocks at valuation.

Girvan, factor.

Produce Rents.

On Lord Stair's estate, produce rents were common up till 30 years ago, and they were a great advantage to the proprietor then, for, with the high prices of grain that prevailed then, a lot of the land round Girvan was paying a rent of 6*l.* per acre, and that same land would not be paying more than 3*l.* now.

Railway Rates.

Mr. Wm. M'Connell, Kirkcow

In conclusion, he would say that the railway rates were levied on a most anomalous basis, for the rates from Liverpool to Newton-Stewart were the same as those from Liverpool to Whithorn. Mr. Drew here interjected the sarcastic remark, "I think they are a little less," and this remark was received with great laughter.

Confidential.

ROYAL COMMISSION ON AGRICULTURE.

SCOTLAND.

REPORT

BY

MR. JAMES HOPE

(ASSISTANT COMMISSIONER),

ON THE

COUNTIES OF ROXBURGH, BERWICK, SELKIRK, PEEBLES, LINLITHGOW, EDINBURGH, HADDINGTON, BANFF, NAIRN, AND ELGIN.

Presented to both Houses of Parliament by Command of Her Majesty.

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THE COUNTIES OF ROXBURGH, BERWICK, SELKIRK, PEEBLES, LINLITHGOW, EDINBURGH, HADDINGTON, BANFF, NAIRN, AND ELGIN.

To HERBERT LYON, Esq., Secretary,
Royal Commission on Agriculture,
23, Great George Street, Westminster.

I.—INTRODUCTION.

SIR, East Barns, Dunbar, 12th December, 1894.

1. I HAVE now the honour to present to you my report upon the state of agriculture in the counties of Roxburgh, Berwick, Selkirk, Peebles, Linlithgow, Edinburgh, Haddington, Banff, Nairn, and Elgin. Area of inquiry.

2. On receiving my appointment as Assistant Commissioner, on 1st June last, I at once put myself into communication with the officials of the various agricultural societies in the counties upon which I am now to report, and invited their co-operation and assistance in enabling me to obtain full and reliable information as to the state of agriculture in their several districts. Their intimate local knowledge enabled them to point out representative men, who would either give evidence publicly, or be willing to communicate to me, at a private interview, all requisite details bearing upon the agricultural industry during the past 10 years. My invitation was willingly responded to, and most of the societies convened special meetings of their members, at which delegates were appointed to meet me, and either to read prepared statements, or to answer such questions as I might then submit to them. Procedure.

3. In order to make my inquiry as comprehensive as possible, and to secure that all classes and opinions might have an opportunity of being represented, I decided to hold public meetings, on suitable days, in the most convenient centres in each county. I accordingly announced that public meetings would be held by me as follows:— Public meetings.

In Linlithgow, on 18th June 1894.
In Galashiels, on 19th June 1894.
In Dalkeith, on 21st June 1894.
In Peebles, on 26th June 1894.
In Lauder, on 12th July 1894.
In Edinburgh, on 18th July 1894.
In Hawick, on 19th July 1894.
In Haddington, on 20th July 1894.
In Kelso, on 10th August 1894.
In Keith, on 15th August 1894.
In Banff, on 15th August 1894.
In Nairn, on 16th August 1894.
In Elgin, on 17th August 1894.
In Duns, on 20th August, 1894.

These meetings were largely attended, and there was no reluctance on the part of anyone to state freely the opinions which he held upon the various topics affecting the agricultural industry, nor was any fear expressed by tenants that by giving evidence before me there would be any risk of incurring the displeasure of their landlords or factors.

4. At the outset of my inquiries there was a disposition on the part of landowners and their representatives not to take any part in the proceedings. The idea seemed Attitude of proprietors.

to have got abroad that information was only wanted upon matters which directly affected the interests of the tenants. I took the earliest opportunity of removing that impression, and publicly announced at my meeting in Edinburgh, which was presided over by an East Lothian proprietor, that I was as anxious to ascertain the views of the proprietors as those of the tenants. I am pleased to say that at all my subsequent meetings there was a fair representation of both classes, and many proprietors or their factors have since given me valuable aid in the carrying out of the duties entrusted to me by the Commission. They recognised the fact that no inquiry upon the state of agriculture could be complete which only touched upon the position of one class, and that the interests of landlord and tenant were so interwoven as to be, in many essential aspects, inseparable.

Private interviews.

5. Most of my public meetings were held upon the local market days, and either before or after the meeting I went to the market, where I conferred with many who were either unable to attend the meeting, or who preferred to give me their views in a less public way than can be done in the presence of a large company. I also made private visits to several of the districts, and got the evidence of many proprietors, factors, and farmers whom I knew to be well qualified to give practical opinions.

Schedule of questions.

6. I also followed the practice which I adopted when collecting information for my report upon the counties of Perth, Fife, Forfar, and Aberdeen, and issued to representative proprietors, factors, and farmers, a schedule containing 27 questions, which I asked to be filled up and returned to me. A very large proportion—between 60 and 70 per cent.—of these schedules were returned with written answers to my queries. I have gone carefully over the whole of these, and have made a selection, which will be found in Appendix A. annexed hereto. These papers only repeat, in more condensed form, most of the views expressed to me orally, and they give a most reliable index to the opinions which are widely held by experienced agriculturists in the districts concerned. I have not published the names of the gentlemen who filled up the schedules, or the names of their estates or farms, as many of them desired that this should not be done, and it might appear invidious to give such information in some cases, and withhold it in others.

District reported on.

7. The counties embraced in this report are so widely separated, and embrace land of so different kinds and qualities, that I may be permitted to class them into three groups.

Southern counties.

The southern counties, viz., Roxburgh, Berwick, Selkirk, and Peebles, are largely devoted to stock raising, most of the farms consisting of large tracts of hill or grazing ground, with a certain proportion of arable land. The young stock are reared upon the grazing ground, and sold off at the spring and autumn store stock sales. There are, however, large areas of purely arable farms, and these are managed on much the same principle as farms situated in counties more devoted to arable farming.

Midland counties.

The midland counties, viz., Edinburgh, Linlithgow, and Haddington, contain some of the best arable land in the country. Along the base of the Lammermoor and Moorfoot hills, however, there are considerable stretches of pasture land, and the farms situated in these districts are partly arable and partly pastoral.

Northern counties.

The northern counties, viz., Banff, Nairn, and Elgin, are about equally divided between arable and pastoral farms.

Size of farms.

8. Most of the farms in the southern counties are of very large size, ranging from 300 to over 2,000 acres. Those in the Lothians may be said to run from 200 to 600 acres in the arable districts; while in the northern counties a smaller class of farm is met with, many being between 100 and 200 acres in extent, while others range from 50 to 100 acres. A considerable number of crofts and small holdings also forms a feature in these northern counties.

Class of tenants.

9. The farmers who attended and took part at my meetings, and those whom I interviewed, are men of high intelligence, who bring practical skill to bear upon the cultivation and management of their farms, and who seldom fail to avail themselves of all the most modern methods of cultivation, as well as to adopt the most recent introductions in the way of labour-saving machinery.

Lauder burgess acres.

10. At my meeting in Lauder, my attention was specially called to a class of small crofts called the "burgess acres," connected with the Burgh of Lauder.

It appears that from time immemorial each burgess of the Burgh of Lauder, in order to qualify for admission as a burgess, must acquire, either by inheritance, gift, or

purchase, a "burgess acre," which extends to about 3½ imperial acres. These "acres" extend in all to 105 acres. To each of these acres there is a separate set of titles, and all are held in free burgage, without feu duty or any other payment. The present saleable value of a "burgess acre" is about 240*l.* The possession of a "burgess acre" entitles the owner to graze on the common ground, extending to about 1,700 acres, which belongs to the burgh, two cows or an equivalent, and 20 sheep; and the widow of a burgess may graze 1 cow and 13 sheep. The right of grazing, however, is subject to the condition that the burgess and the widow shall reside within the burgh, and the right is not transferable by letting or otherwise. A common shepherd and a common herdsman look after the flocks and herds, and in respect of the grazing there is payable to the burgh such a cess as may be fixed by the magistrates and town council. That cess is usually about 4*s.* 6*d.* for each sheep, 32*s.* 6*d.* for each cow, and 17*s.* 6*d.* for each stirk. The "acre" may be sold and disposed of at pleasure, but any one individual acquiring more than one acre does not thereby enlarge his grazing right, and under no circumstances is any burgess entitled to have a greater extent of grazing than his neighbour.

A portion of the common, about 120 acres, is put under cultivation, and after undergoing a course of cropping, is again laid down in grass and pastured along with the remainder of the grazing land. When a course of cropping is about to end, the council determine that another area, suitable for the purpose, shall be laid off; the course of cultivation is prescribed, and the conditions as to formation of roads and drains, liming and manuring, are laid down. Thereafter the owners of burgess acres, whether they be burgesses or not, may take one "hill part," or share for each burgess acre owned by him or her, and the number of shares desired being ascertained, the area fixed upon is divided into the requisite number of portions, and these portions are again allocated among the owners of burgess acres, by lot, a process locally termed, "Cut and cavil." These "hill parts" may be let, and as soon as lots have been cast each portion is divided into three, and each allottee or his tenant, being bound to observe the prescribed course of cropping, the whole area comes to be sown out with grass in the same season.

Condition of burgesses.

Until recent years the resident burgesses appear to have been a well-to-do class. Each had his own special lot of sheep marked on the ear with his specific mark. He sold the wool, sold the surplus lambs not required to be kept for stock, and disposed of his old ewes. Now-a-days the flock, though made up of 20 for each resident burgess and 13 for each widow, is managed as a common property, through a committee, and after the expenses are defrayed each burgess and widow interested gets a proportionate share of the profits.

Observations by Mr. Robert Romanes.

11. I am indebted to Mr. Robert Romanes, solicitor and town clerk, Lauder, for all my information regarding these burgess areas, and in a memorandum by him on the subject (evidently prepared some considerable time ago), he says: "If Government "had appointed a commission to inquire into the working of small allotments in "Lauder prior to the introduction of the Bills at present before Parliament in regard "to small holdings, it is apprehended that the result of the report would not have "been favourable to the effect of such measures. It would have been found that "while a jobbing carter or jobbing labourer might possess an allotment with some "advantage if he were otherwise industrious, a man in regular employment, either as "a carter or as a farm labourer, could not find time to attend to the management of "such an allotment as would yield an appreciable benefit to him, for the times and "seasons when the work on his allotment is of greatest importance, 'seed time and "harvest,' his services could not be dispensed with by his employer. Agricultural "work cannot be done to any advantage at odd times and when there is nothing "better to attend to. It must be seen to when the ground is in proper order, and "when the weather is favourable, and a man who would farm to profit must be free "to attend to the land at all suitable and necessary times and seasons. Another "practical disadvantage of a small holding is the breaking up of a man's time. Some "of the operations on the holding require only a few hours, and for others days and "parts of days will be necessary. It is not easy to find profitable occupation for the "odd time which is not required for work on the land. This again induces habits of "idleness and indolence, and so the advantages which thereby ought to be obtained "from a small holding, are in too many cases frittered away, and the small holding, "in place of being a benefit, becomes very often a positive disadvantage."

Agricultural statistics.

12. As bearing upon the system of cultivation followed in the various counties, I may here state the agricultural statistics for each county during the past 11 years.

Acreage under each Kind of Crops, Bare Fallow, and Grass.

LINLITHGOW.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1. Corn Crops:— Wheat	1,478	1,407	1,359	943	1,141	850	1,316	1,255	1,134	1,044	1,242
Barley or Bere	4,665	4,068	3,231	3,359	2,913	2,784	3,205	3,033	3,059	3,087	3,083
Oats	10,918	10,859	11,268	10,989	11,345	11,106	9,910	10,190	9,641	9,197	10,015
Rye	9	34	—	1	—	12	2	20	14	65	53
Beans	863	838	820	815	691	679	485	465	436	467	498
Peas	7	2	—	—	—	5	8	7	8	14	12
Total	17,940	17,208	16,678	16,107	16,090	15,435	14,926	14,980	14,342	13,874	14,903
2. Green Crops:— Potatoes	2,280	2,288	2,074	1,790	1,859	1,745	2,015	1,858	1,545	1,602	1,730
Turnips and Swedes	3,960	4,019	4,044	4,055	4,051	4,035	3,884	3,808	3,923	4,033	3,900
Mangold	8	7	5	4	5	8	21	5	6	5	9
Carrots	5	6	2	1	1	2	3	4	3	—	—
Cabbage, Kohl-Rabi, and Rape	43	40	36	53	26	99	82	137	99	115	66
Other Green Crops, including Vetches.	355	312	314	313	359	366	306	277	263	274	252
Total	6,651	6,672	6,475	6,216	6,301	6,255	6,311	6,089	5,838	6,059	5,957
3. Clover, Sainfoin, and Grasses under rotation — For Hay	12,533	14,381	15,382	6,586	7,402	7,414	7,318	7,252	6,762	6,722	6,270
Not for Hay				10,078	10,186	11,716	12,209	12,508	13,324	12,872	9,014
Total	12,533	14,381	15,382	16,664	17,588	19,130	19,527	19,760	20,086	19,594	15,284
4. Permanent Pasture, or Grass not broken up in rotation — For Hay	21,741	20,427	20,343	805	1,367	979	1,078	1,136	1,174	797	1,539
Not for Hay				19,246	17,809	17,319	17,121	16,984	17,504	18,837	21,290
Total	21,741	20,427	20,343	20,051	19,176	18,298	18,199	18,120	18,678	19,634	22,859
5. Flax	6	8	2	—	—	2	—	—	—	—	—
6. Hops	—	—	—	—	—	—	—	—	—	—	—
7. Small Fruit	—	—	—	—	—	—	15	19	21	23	19
8. Bare Fallow, or Uncropped Arable Land.	704	545	453	215	229	249	368	379	299	185	196

EDINBURGH.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Corn Crops:— Wheat	5,078	4,621	4,752	3,431	3,428	3,456	4,511	4,053	4,249	3,378	4,269
Barley or Bere	10,428	9,866	8,796	8,376	8,819	6,837	7,621	6,873	6,666	6,522	5,558
Oats	23,466	22,042	22,916	23,562	25,333	24,685	22,595	23,406	23,111	23,597	23,690
Rye	35	19	23	35	66	8	16	28	1	—	137
Beans	480	351	432	398	295	491	224	228	259	262	260
Peas	63	55	71	53	89	77	104	73	81	69	89
Total	39,550	36,954	36,990	35,855	36,933	35,554	35,071	34,661	34,367	33,828	34,003
2. Green Crops:— Potatoes	6,553	6,957	6,737	5,862	5,525	5,458	5,951	5,799	5,073	5,190	4,895
Turnips and Swedes	11,876	12,084	11,870	12,227	12,213	11,855	11,630	11,699	11,934	12,163	12,126
Mangold	17	15	25	22	46	38	65	14	16	25	20
Carrots	43	34	41	40	68	20	30	26	34	—	—
Cabbage, Kohl-Rabi, and Rape	620	533	663	470	622	511	525	527	704	653	519
Other Green Crops, including Vetches.	1,133	1,260	1,164	1,182	1,262	1,137	1,091	1,064	1,018	998	900
Total	20,242	20,883	20,500	19,803	19,736	19,019	19,292	19,129	18,779	19,029	18,460
3. Clover, Sainfoin, and Grasses, under rotation — For Hay	31,036	32,019	32,505	11,974	13,040	14,147	14,427	13,159	12,199	11,989	11,935
Not for Hay				21,352	21,474	22,019	21,746	24,385	25,097	25,616	24,744
Total	31,036	32,019	32,505	33,326	34,514	36,166	36,173	37,844	37,296	37,605	36,679
4. Permanent Pasture, or Grass not broken up in rotation — For Hay	44,952	46,323	49,374	2,185	3,763	2,890	3,349	2,977	2,556	2,554	3,775
Not for Hay				48,035	45,061	45,242	44,918	44,526	46,372	49,340	45,511
Total	44,952	46,323	49,374	50,220	48,824	48,132	48,267	47,503	48,928	51,894	49,286
5. Flax	—	—	—	—	—	1	—	—	—	1	—
6. Hops	—	—	—	—	—	—	—	—	—	—	—
7. Small Fruit	—	—	—	—	—	—	178	208	240	194	266
8. Bare Fallow, or Uncropped Arable Land.	315	382	279	136	95	165	348	289	154	115	141

Acreage under each Kind of Crops, Bare Fallow, and Grass—*continued.*

HADDINGTON.

	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1. Corn Crops:— Wheat	9,989	7,811	8,923	6,924	7,073	6,785	7,677	6,998	7,260	5,034	7,453
Barley or Bere	15,492	16,251	14,231	15,547	13,353	14,062	15,046	14,743	15,087	14,944	13,656
Oats	17,478	17,751	17,845	18,431	19,569	17,935	16,307	16,904	16,790	16,785	17,289
Rye	34	24	95	26	26	23	48	30	69	24	33
Beans	2,438	2,352	1,947	2,044	1,951	1,854	1,412	1,171	1,230	1,262	47
Peas	126	72	97	57	164	80	110	73	70	54	65
Total	45,557	44,261	43,138	43,029	42,136	40,739	40,600	39,919	40,506	39,103	39,343
2. Green Crops:— Potatoes	7,656	8,333	8,196	6,907	7,123	7,378	7,997	8,085	7,155	,649	7,742
Turnips and Swedes	15,827	15,193	15,443	15,840	16,078	15,788	15,363	15,866	15,979	15,711	15,754
Mangolds	33	36	37	42	40	58	86	92	28	56	36
Carrots	167	191	198	232	212	149	197	199	150	—	—
Cabbage, Kohl-Rabi, and Rape	147	407	211	263	277	372	376	320	346	312	263
Other Green Crops, including Vetches.	722	802	909	864	894	638	665	448	378	577	615
Total	24,552	24,964	24,994	24,148	24,624	24,333	24,684	25,010	24,036	24,305	24,410
3. Clover, Sainfoin, and Grasses under rotation — For hay	28,281	29,110	30,332	8,898	9,983	10,913	10,703	9,791	9,416	9,299	9,315
3. Clover, Sainfoin, and Grasses under rotation — Not for hay				22,099	21,249	20,833	20,511	21,244	20,759	20,014	19,238
Total	28,281	29,110	30,332	30,997	31,232	31,746	31,214	31,035	30,175	29,313	28,553
4. Permanent Pasture or Grass not broken up in rotation — For hay	17,560	17,560	17,777	1,469	851	1,095	1,209	1,181	1,732	956	1 321
4. Permanent Pasture or Grass not broken up in rotation — Not for hay				16,813	17,989	19,027	19,387	17,648	18,564	18,447	17,730
Total	17,560	17,560	17,777	18,282	18,840	20,122	20,596	18,829	20,296	19,403	19,051
5. Flax	—	—	—	—	3	8	—	—	—	—	—
6. Hops	—	—	—	—	—	—	—	—	—	—	—
7. Small Fruit	—	—	—	—	—	—	357	381	402	387	367
8. Bare Fallow, or Uncropped Arable Land.	905	1,100	819	764	396	323	211	226	276	105	144

PEEBLES.

	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1. Corn Crops:— Wheat	1	—	—	—	1	3	5	5	19	—	12
Barley or Bere	1,183	962	661	545	516	386	650	572	671	604	587
Oats	9,263	8,797	8,974	8,972	9,175	9,498	8,918	8,655	8,289	8,031	8,219
Rye	9	—	—	2	—	—	—	—	6	—	—
Beans	6	2	2	1	1	1	1	2	1	2	2
Peas	73	71	32	80	40	7	15	17	2	3	19
Total	10,535	9,832	9,669	9,600	9,733	9,895	9,589	9,251	8,988	8,640	8,839
2. Green Crops:— Potatoes	671	620	571	531	504	503	563	588	523	438	395
Turnips and Swedes	4,748	4,679	4,502	4,578	4,802	4,701	4,663	4,381	4,429	4,341	4,213
Mangold	—	—	1	—	—	—	—	—	—	—	—
Carrots	—	—	—	—	—	—	—	—	—	—	—
Cabbage, Kohl-Rabi, and Rape	333	299	344	205	156	291	380	481	437	437	267
Other Green Crops, including Vetches.	135	118	120	127	126	125	121	117	111	115	81
Total	5,887	5,716	5,538	5,441	5,588	5,620	5,727	5,567	5,500	5,331	4,956
3. Clover, Sainfoin, and Grasses under rotation — For hay	12,044	12,078	11,826	1,964	2,608	2,879	2,601	2,470	2,260	1,901	2,018
3. Clover, Sainfoin, and Grasses under rotation — Not for hay				9,337	8,654	9,559	9,584	10,106	11,112	11,366	11,604
Total	12,044	12,078	11,826	11,301	11,262	12,438	12,185	12,576	13,372	13,267	13,622
4. Permanent Pasture or Grasses not broken up in rotation — For hay	13,977	14,763	15,425	1,451	1,643	1,865	2,649	2,249	2,168	2,108	2,224
4. Permanent Pasture or Grasses not broken up in rotation — Not for hay				14,717	14,441	12,881	12,561	13,021	12,656	13,362	13,317
Total	13,977	14,763	15,425	16,168	16,084	14,746	15,210	15,270	14,824	15,470	15,541
5. Flax	—	—	—	—	—	—	—	—	—	—	—
6. Hops	—	—	—	—	—	—	—	—	—	—	—
7. Small Fruit	—	—	—	—	—	—	2	2	6	5	5
8. Bare Fallow, or Uncropped Arable Land.	4	44	51	4	5	15	13	60	41	36	18

Acreage under each Kind of Crops, Bare Fallow, and Grass—*continued.*

SELKIRK.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1. Corn Crops:— Wheat	36	4	16	4	—	—	7	2	8	—	—
Barley or Bere	685	452	376	326	183	175	277	279	234	300	340
Oats	4,683	4,389	4,494	4,279	4,303	4,338	4,277	4,227	4,204	4,814	5,134
Rye	1	—	—	19	—	—	6	—	41	—	2
Beans	9	—	—	—	—	—	—	—	—	—	—
Pears	9	12	13	22	32	21	16	22	8	5	10
Total	5,423	4,857	4,899	4,650	4,518	4,534	4,583	4,530	4,495	—	5,486
2. Green Crops:— Potatoes	211	195	193	205	191	186	217	252	221	193	216
Turnips and Swedes	2,821	2,638	2,553	2,535	2,359	2,426	2,395	2,350	2,457	2,816	2,939
Mangold	—	—	—	—	—	—	—	—	—	2	2
Carrots	—	—	—	—	—	—	—	1	—	—	—
Cabbage, Kohl-Rabi, and Rape	174	382	263	213	180	137	213	221	262	257	260
Other Green Crops, including Vetches.	82	47	59	60	84	33	40	48	42	44	60
Total	3,288	3,262	3,068	3,013	2,814	2,782	2,865	2,872	2,982	3,312	3,477
3. Clover, Sainfoin, and Grasses under rotation — For Hay	7,428	7,340	7,753	1,019	1,254	1,358	1,227	1,192	1,117	1,084	1,112
Not for Hay				6,579	6,574	6,692	6,251	5,994	6,303	7,749	8,607
Total	7,428	7,340	7,753	7,598	7,828	8,050	7,478	7,186	7,420	8,833	9,719
4. Permanent Pasture or Grass not broken up in rotation — For Hay	6,730	7,720	7,518	1,322	1,466	1,565	1,519	1,381	1,385	1,821	1,548
Not for Hay				6,723	6,743	7,402	7,850	8,135	7,906	9,193	10,457
Total	6,730	7,720	7,518	8,045	8,209	8,967	9,369	9,516	9,291	11,014	12,005
5. Flax	—	—	—	—	—	—	—	—	—	—	—
6. Hops	—	—	—	—	—	—	—	—	—	—	—
7. Small Fruit	—	—	—	—	—	—	5	13	12	15	37
8. Bare Fallow, or Uncropped Arable Land.	375	115	38	14	—	7	3	35	9	6	26

BERWICK.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1. Corn Crops:— Wheat	5,894	4,657	5,220	2,812	2,724	3,512	3,882	2,847	3,455	3,135	3,764
Barley or Bere	19,274	19,934	18,424	19,865	18,428	17,112	19,926	19,970	19,240	19,585	18,566
Oats	36,446	36,507	37,047	37,629	38,589	38,079	35,357	35,816	35,769	35,148	34,948
Rye	64	87	61	37	37	80	64	63	33	24	65
Beans	2,221	1,971	1,897	1,805	1,865	1,822	1,220	1,177	1,089	1,096	1,170
Peas	352	272	224	173	177	170	186	190	136	102	84
Total	64,251	63,428	62,873	62,321	61,820	60,775	60,635	60,063	59,722	59,690	58,597
2. Green Crops:— Potatoes	2,746	2,791	2,781	2,343	2,535	2,418	2,519	2,415	2,263	2,339	2,335
Turnips and Swedes	29,704	30,109	29,438	28,969	29,005	28,614	28,682	28,563	28,483	28,338	27,930
Mangold	169	168	121	116	150	116	102	72	79	110	90
Carrots	11	9	4	3	3	3	4	3	2	—	—
Cabbage, Kohl-Rabi, and Rape	432	294	257	382	333	431	477	407	799	592	555
Other Green Crops, including Vetches.	869	845	947	1,017	1,231	1,256	1,095	1,001	824	843	896
Total	33,931	34,216	33,560	32,830	33,257	32,838	32,880	32,461	32,400	32,222	31,806
3. Clover, Sainfoin, and Grasses under rotation — For Hay	57,753	59,052	60,672	8,663	9,578	11,094	10,590	11,267	9,493	8,008	9,088
Not for Hay				51,825	51,441	49,829	49,083	49,044	51,845	52,289	51,392
Total	57,753	59,052	60,672	60,488	61,019	60,923	59,673	60,311	61,338	60,297	60,480
4. Permanent Pasture or Grass not broken up in rotation — For Hay	38,385	37,995	38,675	1,438	1,918	2,731	3,264	3,106	2,611	2,385	2,442
Not for Hay				38,935	38,456	39,555	39,891	41,294	41,710	41,199	40,828
Total	38,385	37,995	38,675	40,373	40,374	42,286	43,155	44,400	44,321	43,584	43,270
5. Flax	—	—	—	—	—	1	1	—	—	—	—
6. Hops	—	—	—	—	—	—	—	—	—	—	—
7. Small Fruit	—	—	—	—	—	—	11	14	20	24	26
8. Bare Fallow, or Uncropped Arable Land.	311	207	175	278	311	182	497	114	162	145	112

Acreage under each kind of Crops, Bare Fallow, and Grass—*continued.*

ROXURGH.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1. Corn Crops:— Wheat	2,358	1,803	1,515	872	647	788	1,049	642	846	622	745
Barley or Bere	15,007	14,361	13,355	13,474	12,181	11,798	13,739	13,407	13,408	13,478	12,835
Oats	33,414	32,713	32,624	33,112	34,459	34,054	32,383	32,343	31,573	30,013	30,087
Rye	197	99	62	47	57	34	84	10	87	36	34
Beans	909	821	834	743	450	493	364	320	266	257	72
Peas	121	177	116	55	71	85	74	70	39	72	55
Total	52,006	49,974	48,506	48,303	47,865	47,252	47,693	46,792	46,219	44,47	43,928
2. Green Crops:— Potatoes	2,133	2,140	2,118	1,829	1,810	1,640	1,658	1,712	1,532	1,562	1,505
Turnips and Swedes	26,045	25,323	25,143	24,405	24,367	24,436	24,546	24,399	23,942	23,281	22,677
Mangold	49	34	26	22	39	32	10	9	45	12	16
Carrots	5	7	3	2	5	5	4	3	3	—	—
Cabbage, Kohl-Rabi, and Rape	544	379	464	493	418	551	625	627	692	491	276
Other Green Crops, including Vetches.	573	562	631	672	547	622	542	433	361	411	434
Total	29,349	28,445	28,385	27,423	27,186	27,286	27,385	27,183	26,575	25,757	24,908
3. Clover, Sainfoin, and Grasses under rotation. For Hay	56,300	57,954	59,937	10,628	9,914	10,509	11,456	10,530	9,437	7,539	8,202
Not for Hay				47,054	48,677	48,939	47,456	47,740	48,220	49,647	50,284
Total	56,300	57,954	59,937	57,682	58,591	59,448	58,912	58,270	57,657	57,186	58,486
4. Permanent Pastures or Grass not broken up in rotation. For Hay	43,889	45,281	47,058	4,117	6,255	5,984	5,419	6,352	7,028	5,059	4,986
Not for Hay				46,728	44,766	44,337	45,623	47,027	47,972	52,203	51,650
Total	43,889	45,281	47,058	50,845	51,011	50,321	51,042	53,379	55,000	57,262	56,636
5. Flax	—	—	—	—	—	7	—	1	—	—	—
6. Hops	—	—	—	—	—	—	—	—	—	—	—
7. Small Fruit	—	—	—	—	—	—	33	45	59	64	56
8. Bare Fallow, or Uncropped Arable Land.	249	202	310	69	66	36	79	56	32	52	7

NAIRN.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1. Corn Crops:— Wheat	9	35	37	—	—	1	34	35	11	33	12
Barley or Bere	3,156	3,099	3,124	3,028	2,828	2,733	2,961	2,908	2,917	3,088	3,165
Oats	5,917	5,897	6,020	6,041	6,223	6,193	5,735	5,741	5,807	5,782	5,693
Rye	246	196	250	242	211	230	327	263	310	240	327
Beans	1	—	3	2	2	—	1	—	—	—	—
Peas	30	7	47	25	7	5	25	18	7	6	4
Total	9,359	9,234	9,481	9,338	9,271	9,162	9,083	8,965	9,052	9,149	9,201
2. Green Crops:— Potatoes	617	572	540	474	428	411	426	421	381	399	350
Turnips and Swedes	4,201	4,133	4,120	4,150	4,113	4,183	4,141	4,044	4,218	4,280	4,278
Mangold	—	—	—	1	—	—	—	—	1	—	1
Carrots	—	—	—	—	—	—	—	—	—	—	—
Cabbage, Kohl-Rabi, and Rape	—	—	—	1	2	1	1	—	1	—	5
Other Green Crops, including Vetches.	3	45	53	69	48	43	44	51	47	44	46
Total	4,871	4,750	4,713	4,695	4,591	4,638	4,612	4,516	4,648	4,723	4,680
3. Clover, Sainfoin, and Grasses under rotation. For Hay	10,031	10,375	10,002	1,431	2,876	2,854	2,485	3,586	3,316	2,098	2,240
Not for Hay				8,483	6,906	6,946	7,335	6,206	6,171	6,954	6,845
Total	10,031	10,375	10,002	9,914	9,782	9,800	9,820	9,792	9,487	9,052	9,085
4. Permanent Pasture or Grass not broken up in rotation. For Hay	2,124	2,043	2,166	10	114	39	130	445	436	527	523
Not for Hay				2,181	2,218	2,216	2,208	2,022	1,621	2,405	2,573
Total	2,124	2,043	2,166	2,191	2,332	2,255	2,338	2,467	2,054	2,932	3,096
5. Flax	—	—	—	—	1	8	18	—	—	—	—
6. Hops	—	—	—	—	—	—	—	—	—	—	—
7. Small Fruit	—	—	—	—	—	—	2	1	4	8	7
8. Bare Fallow, or Uncropped Arable Land.	78	17	34	14	63	23	31	18	38	16	10

Acreage under each Kind of Crop, Bare Fallow, and Grass—*continued.*

BANFF.

——	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
1. Corn Crops:—	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Wheat	231	166	126	60	19	153	155	152	130	50	70
Barley or Bere	8,385	7,432	7,332	8,218	6,727	7,014	8,163	8,136	8,569	8,482	7,197
Oats	53,880	54,415	54,402	53,810	55,271	56,915	55,181	54,449	54,143	52,903	50,720
Rye	176	344	201	149	237	214	195	162	166	161	131
Beans	136	152	151	158	135	150	151	141	155	99	64
Peas	46	43	60	62	61	48	44	67	75	54	53
Total	62,914	62,552	62,272	62,457	62,450	64,494	63,889	63,107	63,238	61,749	58,235
2. Green Crops:—											
Potatoes	2,582	2,534	2,612	2,453	2,498	2,571	2,410	2,490	2,417	2,265	2,023
Turnips and Swedes	25,353	25,072	24,519	24,319	24,112	24,884	25,015	25,038	24,887	24,435	22,846
Mangold	—	—	2	1	1	3	2	3	5	2	4
Carrots	4	3	5	5	6	10	10	12	5	—	—
Cabbage, Kohl-Rabi, and Rape	15	7	5	7	5	9	7	8	7	11	4
Other Green Crops, including Vetches.	1,054	986	1,130	1,193	997	1,074	1,000	1,070	1,047	1,012	1,024
Total	29,008	28,602	28,273	27,978	27,619	28,551	28,444	28,621	28,368	27,720	25,901
3. Clover, Sainfoin, and Grasses under rotation — For Hay	65,655	66,452	67,134	11,237	16,496	16,825	16,416	15,061	14,946	10,853	9,186
3. Clover, Sainfoin, and Grasses under rotation — Not for Hay				54,351	48,907	51,052	52,566	53,758	54,672	56,961	55,156
Total	65,655	66,452	67,134	65,588	65,403	67,867	68,982	68,819	69,618	67,814	64,342
4. Permanent Pasture or Grass not broken up in rotation — For Hay	10,122	10,158	10,160	660	2,571	2,339	1,401	1,507	1,219	1,298	1,370
4. Permanent Pasture or Grass not broken up in rotation — Not for Hay				11,639	10,505	9,548	9,020	10,056	9,781	11,065	9,703
Total	10,122	10,158	10,160	12,299	13,076	11,887	10,421	11,563	11,000	12,363	11,073
5. Flax	2	—	—	—	—	8	—	2	1	—	—
6. Hops	—	—	—	—	—	—	—	—	—	—	—
7. Small Fruit	—	—	—	—	—	—	24	25	26	16	20
8. Bare Fallow, or Uncropped Arable Land.	361	577	238	273	165	185	364	298	312	109	126

ELGIN.

——	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
1. Corn Crops:—	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Wheat	2,802	2,961	2,738	1,439	1,886	2,049	2,930	2,497	2,167	1,893	2,125
Barley or Bere	14,360	13,828	13,463	14,324	12,227	12,068	12,531	12,918	13,282	13,994	13,273
Oats	22,627	22,628	23,256	23,715	25,228	23,925	22,650	22,709	22,545	21,088	21,029
Rye	992	794	810	966	983	997	1,057	891	961	907	872
Beans	78	79	46	59	77	77	44	56	64	65	78
Peas	62	51	44	48	29	14	9	9	15	10	39
Total	40,921	40,341	40,357	40,551	40,430	39,130	39,221	39,080	39,034	37,957	37,416
2. Green Crops:—											
Potatoes	3,230	2,753	2,620	2,293	2,218	2,103	2,119	2,154	1,898	1,903	1,872
Turnips and Swedes	16,648	16,970	16,570	16,857	16,746	16,494	16,363	16,310	16,435	16,109	16,049
Mangold	6	9	12	19	9	7	6	6	14	10	6
Carrots	2	3	4	5	5	7	11	9	4	—	—
Cabbage, Kohl-Rabi, and Rape	22	14	10	10	14	9	15	20	10	14	8
Other Green Crops, including Vetches.	500	495	553	554	524	464	508	412	425	443	458
Total	20,408	20,244	19,769	19,738	19,516	19,084	19,022	18,911	18,786	18,479	18,393
3. Clover, Sainfoin, and Grasses under rotation — For Hay	38,280	39,595	40,021	5,755	9,347	9,274	8,295	8,692	8,297	6,058	6,051
3. Clover, Sainfoin, and Grasses under rotation — Not for Hay				33,954	30,898	29,617	31,131	30,876	30,960	30,558	31,912
Total	38,280	39,595	40,021	39,709	40,245	38,891	39,426	39,568	39,257	36,616	37,963
4. Permanent Pasture or Grass not broken up in rotation — For Hay	5,602	5,432	5,538	120	337	507	349	441	655	1,221	755
4. Permanent Pasture or Grass not broken up in rotation — Not for Hay				5,800	5,542	4,791	4,577	4,701	4,810	7,175	6,909
Total	5,602	5,432	5,538	5,920	5,879	5,298	4,926	5,142	5,465	8,396	7,664
5. Flax	—	—	—	—	—	2	2	—	3	—	—
6. Hops	—	—	—	—	—	—	—	—	—	—	—
7. Small Fruit	—	—	—	—	—	—	7	15	59	15	20
8. Bare Fallow, or Uncropped Arable Land	156	131	147	86	87	73	136	124	137	23	81

Number of Horses, Cattle, Sheep, and Pigs.

LINLITHGOW.

	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
1. Horses:—	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Used solely for Agriculture	1,568	1,571	1,530	1,531	1,522	1,503	1,497	1,494	1,467	1,492	1,543
Unbroken Horses	512	498	501	533	584	645	648	584	619	613	646
Mares kept solely for Breeding	—	—	—	—	—	—	—	32	58	96	93
	2,080	2,069	2,031	2,064	2,106	2,148	2,145	2,110	2,144	2,201	2,282
2. Cattle:—											
Cows and Heifers in Milk or in Calf.	3,801	3,743	4,025	4,370	4,243	4,318	4,121	4,300	4,540	4,823	4,793
Other Cattle:—											
(a.) Two years and above	3,183	3,130	3,675	3,264	3,491	2,811	3,156	2,988	3,803	3,215	2,926
(b.) Under two years	3,340	3,912	4,639	4,683	4,019	3,576	3,995	3,903	4,301	4,599	4,006
	10,324	10,785	12,339	12,317	11,753	10,705	11,272	11,191	12,644	12,637	11,725
3. Sheep:—											
One year old and above	11,671	12,296	13,885	13,890	11,081	13,325	15,721	18,292	21,597	24,480	23,309
Under one year old	4,329	4,780	5,512	5,757	5,950	6,011	6,897	6,895	8,798	11,452	11,117
	16,000	17,076	19,397	19,647	17,031	19,336	22,618	25,187	30,395	35,932	34,426
4. Pigs	2,428	2,376	2,276	1,580	1,332	1,427	1,809	1,831	1,547	1,763	1,124

EDINBURGH.

	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
1. Horses:—	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Used solely for Agriculture	3,292	3,390	3,352	3,439	3,432	3,430	3,432	3,494	3,564	3,632	3,597
Unbroken Horses	703	590	672	704	741	757	823	770	777	754	816
Mares kept solely for Breeding	—	—	—	—	—	—	—	204	74	81	81
	3,995	3,980	4,024	4,143	4,173	4,187	4,255	4,468	4,415	4,437	4,494
2. Cattle:—											
Cows and Heifers in Milk, or in Calf.	10,526	10,579	12,155	12,308	12,302	12,264	12,417	12,200	12,623	13,144	13,171
Other Cattle:—											
(a.) Two years and above	3,144	3,482	3,404	3,474	2,786	2,921	3,098	3,563	4,673	4,068	4,155
(b.) Under two years	3,724	3,579	4,690	5,690	4,201	3,591	4,147	4,166	5,108	5,248	4,451
	17,394	17,640	20,249	21,472	19,289	18,776	19,662	19,929	22,404	22,460	21,777
3. Sheep:—											
One year old and above	91,557	94,223	97,214	99,282	96,055	94,587	97,927	99,990	107,123	110,642	110,473
Under one year old	60,975	63,809	69,296	69,591	63,037	65,613	63,696	68,933	72,442	77,905	75,981
	152,532	158,032	166,510	168,873	159,092	160,200	161.623	168,923	179,565	188,547	186,454
4. Pigs	6,279	6,725	7,508	7,141	6,754	5,389	5,885	6,177	6,888	7,377	5,748

HADDINGTON.

	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
1. Horses:—	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Used solely for Agriculture	3,259	3,223	3,200	3,117	3,122	3,119	3,055	3,123	3,129	3,095	3,171
Unbroken Horses	497	446	396	350	422	485	454	439	416	380	371
Mares kept solely for Breeding	—	—	—	—	—	—	—	35	45	46	40
	3,756	3,669	3,596	3,467	3,544	3,604	3,509	3,597	3,620	3,521	3,582
2. Cattle:—											
Cows and Heifers in Milk or in Calf.	1,609	1,589	1,774	1,864	1,884	1,761	1,731	1,682	1,832	1,870	1,956
Other Cattle:—											
(a.) Two years and above	4,389	4,566	4,568	5,790	3,429	3,965	4,148	3,648	7,244	3,010	4,295
(b.) Under two years	2,281	2,092	3,289	3,673	3,497	3,019	2,842	3.097	3,303	3,316	2,852
	8,279	8,247	9,631	11,327	8,810	8,745	8,721	8,427	12,379	8,196	9,103
3. Sheep:—											
One year old and above	69,749	72,043	77,415	78,194	71,592	73,836	69,453	73,095	86,365	77,907	80,038
Under one year old	44,749	47,350	52,496	54,253	51,061	53,476	52,425	51,367	55,705	55,798	53,976
	114,498	119,393	129,911	132,447	122,653	127,312	121,878	124,462	142,070	133,705	134,014
4. Pigs	2,827	2,758	3,016	2,583	2,186	1,970	1,842	2,090	2,220	2,198	,668

Number of Horses, Cattle, Sheep, and Pigs—*continued.*

PEEBLES.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
1. Horses:—	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Used solely for Agriculture	892	912	904	889	885	877	868	862	835	868	906
Unbroken Horses	239	230	209	275	261	255	304	185	183	172	203
Mares kept solely for Breeding	—	—	—	—	—	—	—	26	28	27	13
	1,131	1,142	1,113	1,164	1,146	1,132	1,172	1,073	1,046	1,067	1,122
2. Cattle:—											
Cows and Heifers in Milk or in Calf.	1,918	1,946	2,038	2,128	1,990	1,949	1,953	1,923	1,929	2,013	2,105
Other Cattle:—											
(*a.*) Two years and above	1,167	1,096	1,183	1,208	1,310	1,225	954	1,293	1,321	1,346	1,576
(*b.*) Under two years	2,558	2,622	2,937	3,194	2,722	2,447	2,910	3,037	3,593	3,644	3,465
	5,643	5,664	6,158	6,530	6,022	5,621	5,817	6,253	6,843	7,003	6,946
3. Sheep:—											
One year old and above	112,393	113,455	114,397	114,727	112,197	108,340	106,432	106,063	111,517	116,487	110,588
Under one year old	77,360	78,667	79,988	77,640	70,276	75,308	67,715	73,880	76,516	80,604	73,614
	189,753	192,122	194,385	192,367	182,473	183,648	174,147	179,943	188,033	197,091	184,202
4. Pigs	892	919	986	1,043	800	860	817	945	876	786	453

SELKIRK.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
1. Horses:—	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Used solely for Agriculture	495	486	495	482	457	474	485	471	498	555	586
Unbroken Horses	98	74	85	85	91	108	108	91	92	73	134
Mares kept solely for Breeding	—	—	—	—	—	—	—	15	19	13	16
	593	560	580	567	548	582	593	577	609	641	736
2. Cattle:—											
Cows and Heifers in Milk or Calf.	967	914	1,003	1,043	1,025	1,011	1,030	1,029	1,109	1,309	1,390
Other Cattle:—											
(*a.*) Two years and above	567	634	586	541	451	557	472	554	702	551	724
(*b*) Under two years	959	917	1,068	1,164	1,082	1,132	1,107	1,091	1,277	1,695	1,570
	2,493	2,465	2,657	2,748	2,558	2,700	2,609	2,674	3,088	3,555	3,684
3. Sheep:—											
One year old and above	95,971	95,832	93,209	94,663	89,866	90,319	91,750	91,730	92,310	94,299	100,164
Under one year old	70,802	68,451	71,852	69,651	58,672	68,199	64,186	69,891	71,414	69,647	72,284
	166,773	164,283	165,061	164,314	148,538	158,518	155,936	161,621	163,724	163,946	172,448
4. Pigs	426	484	449	495	403	408	486	511	469	480	408

BERWICK.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
1. Horses:—	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Used solely for Agriculture	4,122	4,171	4,191	4,202	4,187	4,149	4,202	4,211	4,278	4,243	4,248
Unbroken Horses	1,278	1,231	1,248	1,280	1,169	1,127	1,152	989	1,046	1,083	1,173
Mares kept solely for Breeding	—	—	—	—	—	—	—	183	197	222	228
	5,400	5,402	5,439	5,482	5,356	5,276	5,354	5,383	5,521	5,548	5,649
2. Cattle:—											
Cows and Heifers in Milk or in Calf.	3,285	3,172	3,735	3,782	3,817	3,555	3,364	3,311	3,256	3,729	3,552
Other Cattle:—											
(*a.*) Two years and above	4,496	4,522	4,052	5,628	4,636	3,635	4,632	4,331	5,812	5,246	5,831
(*b.*) Under two years	7,104	6,282	8,433	10,005	8,495	6,943	8,039	7,615	8,581	8,769	7,612
	14,885	13,976	16,220	19,415	16,948	14,133	16,035	15,257	17,649	17,744	16,995
3. Sheep:—											
One year old and above	148,317	159,338	153,512	159,183	144,739	151,725	151,297	149,234	171,030	166,071	167,303
Under one year old	116,294	119,640	127,801	128,361	123,743	126,443	126,918	131,125	140,410	142,308	142,577
	264,611	278,978	281,313	287,544	268,482	278,168	278,215	280,359	311,440	308,379	309,880
4. Pigs	4,825	4,862	5,025	4,663	3,938	3,976	4,690	4,969	4,974	4,996	3,724

Number of Horses, Cattle, Sheep, and Pigs—*continued.*

ROXBURGH.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
1. Horses:—	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Used solely for Agriculture	3,714	3,759	3,697	3,694	3,678	3,704	3,668	3,748	3,709	3,698	3,668
Unbroken Horses	768	729	723	702	678	637	695	516	548	533	509
Mares kept solely for Breeding	—	—	—	—	—	—	—	127	137	157	134
	4,482	4,488	4,420	4,396	4,356	4,341	4,363	4,391	4,394	4,388	4,311
2. Cattle:—											
Cows and Heifers in Milk or in Calf.	4,559	4,842	5,154	5,373	5,207	4,781	4,698	4,788	5,179	5,196	5,022
Other Cattle:—											
(*a.*) Two years and above	4,816	4,979	4,529	4,963	4,487	4,501	4,577	4,942	5,415	5,127	5,678
(*b.*) Under two years	6,310	7,044	8,148	8,343	7,409	6,596	6,718	6,776	7,982	8,353	7,450
	15,685	16,865	17,831	18,679	17,103	15,878	15,993	16,506	18,576	18,676	18,150
3. Sheep:—											
One year old and above	271,439	281,052	282,816	277,252	254,662	270,927	271,546	270,955	288,787	288,448	283,534
Under one year old	202,524	207,767	219,905	216,900	197,820	212,328	204,775	217,796	228,842	224,346	221,108
	473,963	488,819	502,721	494,152	452,482	483,255	476,321	488,751	517,629	512,794	504,642
4. Pigs	3,996	4,220	4,783	4,174	3,591	3,701	3,961	4,108	4,286	3,919	3,320

NAIRN.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
1. Horses:—	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Used solely for Agriculture	1,013	1,006	998	976	913	856	928	947	921	967	991
Unbroken Horses	279	213	190	212	315	340	280	263	234	246	286
Mares kept solely for Breeding	—	—	—	—	—	—	—	12	24	11	18
	1,292	1,219	1,188	1,188	1,228	1,196	1,208	1,222	1,179	1,224	1,295
2. Cattle:—											
Cows and Heifers in Milk or in Calf.	1,801	1,751	1,827	1,891	1,820	1,756	1,776	1,830	1,842	1,937	2,094
Other Cattle:—											
(*a.*) Two years and above	870	683	776	708	747	667	516	891	599	793	934
(*b.*) Under two years	3,321	3,242	3,159	3,338	3,343	3,336	3,500	3,394	3,485	3,788	3,969
	5,992	5,676	5,762	5,937	5,910	5,759	5,792	6,115	5,926	6,518	6,997
3. Sheep:—											
One year old and above	13,020	11,958	12,116	11,517	11,090	12,333	11,738	13,563	18,719	14,608	16,440
Under one year old	4,422	4,841	4,690	4,921	4,057	4,151	4,313	4,568	4,722	5,787	6,275
	17,442	16,799	16,806	16,438	15,147	16,484	16,051	18,131	18,441	20,395	22,715
4. Pigs	981	926	896	753	607	586	702	800	788	851	490

BANFF.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
1. Horses:—	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Used solely for Agriculture	6,329	6,392	6,388	6,246	6,366	6,573	6,585	6,638	6,563	6,606	6,256
Unbroken Horses	1,614	1,585	1,624	1,826	1,945	1,980	1,833	1,746	1,785	1,845	2,130
Mares kept solely for Breeding	—	—	—	—	—	—	—	41	33	62	77
	7,943	7,977	8,012	8,072	8,311	8,553	8,418	8,425	8,381	8,513	8,463
2. Cattle:—											
Cows and Heifers in Milk or in Calf.	12,674	12,943	13,352	13,682	13,600	13,799	13,507	13,589	13,970	14,963	14,512
Other Cattle:—											
(*a.*) Two years and above	6,263	6,748	6,132	6,459	6,790	7,790	6,630	7,822	7,463	7,149	7,457
(*b.*) Under two years	22,020	22,766	22,047	23,433	23,057	23,004	23,725	23,069	23,783	24,808	24,522
	40,957	42,457	41,531	43,574	43,447	44,593	43,862	44,480	45,216	46,920	46,491
3. Sheep:—											
One year old and above	30,394	30,494	32,893	35,116	32,171	34,537	35,082	36,915	39,050	49,110	50,601
Under one year old	18,842	18,537	20,990	22,700	20,907	21,299	23,234	25,488	29,212	35,002	31,292
	49,236	49,031	53,883	57,816	53,078	55,836	58,316	62,403	68,262	84,112	81,893
4. Pigs	3,629	4,180	3,988	3,920	3,255	4,133	4,130	3,790	4,306	4,199	2,011

NUMBER OF HORSES, CATTLE, SHEEP, AND PIGS—*continued.*

ELGIN.

—	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.	1890.	1891.	1892.
1. Horses:—	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
Used solely for Agriculture	4,022	4,073	3,991	4,028	3,929	3,706	3,803	3,775	3,763	3,697	3,779
Unbroken Horses	1,127	957	1,004	1,032	1,079	1,117	950	964	1,018	1,088	1,204
Mares kept solely for Breeding	—	—	—	—	—	—	—	23	29	42	43
	5,149	5,030	4,995	5,060	5,008	4,823	4,753	4,762	4,810	4,827	5,026
2. Cattle:—											
Cows and Heifers in Milk or in Calf.	6,788	6,817	7,108	7,285	7,139	6,519	6,271	6,340	6,571	6,844	6,942
Other Cattle:—											
(*a.*) Two years and above	3,453	3,851	3,492	3,248	3,625	4,159	3,335	4,337	3,674	3,244	4,067
(*b.*) Under two years	12,512	12,569	12,175	13,039	12,812	11,866	11,999	11,718	11,291	11,899	12,375
	22,753	23,237	22,775	23,572	23,576	22,544	21,605	22,395	21,536	21,987	23,384
3. Sheep:—											
One year old and above	32,700	35,629	36,383	37,554	33,088	32,642	31,486	31,131	34,427	42,186	44,309
Under one year old	17,449	18,648	21,355	22,810	20,556	17,964	19,319	20,278	21,530	27,144	24,918
	50,149	54,277	57,738	60,364	53,644	50,606	50,805	51,409	55,957	69,330	69,227
4 Pigs	4,008	4,189	3,563	3,116	2,671	2,562	3,289	3,030	3,391	3,414	1,997

System of farming.

13. These statistics show also what I was informed in making my inquiries, that in the districts not in the immediate vicinity of towns, or within easy reach of railway facilities, there is a growing tendency to lay down land in grass, and to allow land which is under rotation to lie longer in grass than was done when wheat and other cereals brought higher prices than they have realised for some time past. In the southern counties the rotation usually followed is the five-course shift, viz., oats, turnips or potatoes, barley, and two years' pasture. Occasionally the grass is allowed to lie for three years, and this is termed the "easy six-course" rotation. In the northern counties much the same system prevails on the arable farms, but the tendency is to run into the easy six course by allowing the grass to lie for three years. A somewhat different system, however, is observed in a great portion of the Lothians. Here the land is of the most fertile kind, and, owing to its close proximity to good markets and to copious supplies of city manure, it is kept almost constantly under crop. A considerable portion is farmed on the six-course shift, viz., oats, potatoes, wheat, turnips, barley, and hay. The remainder of the land, and especially those portions adjacent to towns, is usually cultivated upon a four-course shift, viz., oats, turnips or potatoes, barley, and hay. Most of the green crop and the hay and straw are sold off these farms to town purchasers instead of being consumed on the farm. The fertility of the land is maintained by a liberal application of horse or cow manure purchased out of town dairies or stables, with, in many cases, the addition of city manure, which latter manure can be had on payment of cost of carriage.

Farm buildings and workmen's cottages.

14. In several of the districts visited, and particularly in the northern counties, grave complaints were made as to the great want of cottage accommodation for married ploughmen. Over a large portion of these northern counties a unique system prevails. It appears that upon the majority of farms in these districts there is practically no cottage accommodation for married servants. At my meeting in Banff I was particularly referred to the condition of matters in the parish of Alvah. I was told that in that parish the greater proportion of the married servants had their wives and families living in villages six or seven miles distant from the farms on which they were employed. They are only able to see their families once a fortnight or so, and then only from a Saturday night to Sunday afternoon. During winter evenings the men sit in the farmhouse kitchen till 9 o'clock, and then they are expected to leave the house and retire to their sleeping quarters at the farm steading. This mode of life, which deprives the men of all home comforts, has a bad effect on the servants themselves, and ultimately it results in placing the farmers at a serious disadvantage. The best class of servants will hardly undertake service under such conditions, and at the earliest opportunity they leave off country employment, and betake themselves to towns where they can live in moderate comfort under the same roof as their family.

I also ascertained that it was not unusual in certain of the northern districts for the whole farm buildings to belong to the tenant. In these cases the lease usually

provides for a certain fixed compensation being paid by the landlord at the end of the tenancy.

15. While no particular representation beyond what I have already mentioned was made to me regarding the state of farm buildings, &c., I find that during the past decade the expenditure by landlords has been very materially diminished on many estates. All over the area embraced within this report many of the tenants during good times did not hesitate to expend large sums of money in repairing and erecting buildings at their own expense. The same may be said of draining and other permanent improvements upon the land, but during the past 10 years this has almost entirely ceased. On making inquiries as to the cause of this cessation I was frankly told that the tenants had not now the necessary capital to enable them to do the work. The landlords, on the other hand, have endeavoured, as far as their resources enabled them, to execute necessary improvements, but with diminished rents their spending powers have also been seriously crippled, and the result is that all over the country the expenditure on permanent works has very seriously decreased. In many districts draining is much wanted, but the tenants, as I have said, are not now able to undertake the work, and the landlords are not deriving such revenue from their properties as would warrant their doing so.

Expenditure by landlords on buildings, drainage, &c.

I have endeavoured, as far as I could, to obtain full information upon this subject, and I have now to submit the following statistics, which have been furnished to me. On an estate in the south of Scotland of 4,600 acres, whereof 1,300 acres are grazing, 900 acres woods, and 2,400 acres arable, with annual rental in 1882 of 6,949*l.* 14*s.* 3*d.*, which in 1893 had fallen to 4,806*l.* 10*s.*, the expenditure during the past 10 years has been as follows:—

Statistics of expenditure.

	£	s.	d.
In 1884	2,339	2	1
„ 1885	2,294	15	0
„ 1886	920	14	3
„ 1887	1,229	9	11
„ 1888	430	4	8
„ 1889	846	6	9
„ 1890	2,199	9	8
„ 1891	1,662	11	1
„ 1892	1,442	2	11
„ 1893	1,069	1	9
	£14,433	18	1

On another estate, in the north of Scotland, consisting of 881 holdings and extending to 55,000 acres, of which 35,000 acres are arable, the holdings are divided as follows:—

358	holdings	at rents	under 10*l.*		
210	„	„	of 10*l.* and under	20*l.*	
141	„	„	„ 20*l.*	„	50*l.*
89	„	„	„ 50*l.*	„	100*l.*
54	„	„	„ 100*l.*	„	200*l.*
25	„	„	„ 200*l.*	„	300*l.*
4	„	„	and above 300*l.*		

The proprietor has expended, during the past 10 years, on buildings, drainage, and other estate improvements, a sum of 120,478*l.*, being an average of 12,047*l.* per annum. For the last six of these 10 years the average expenditure has been 13,400*l.*, or about 37 per cent. of the gross rental, while the public, parochial, and local burdens amount to other 20 per cent., being in all about 57 per cent., leaving only 43 per cent. of free rental. The rental of this estate for 1882 was 37,877*l.*, and for 1893, 35,584*l.*, being a decrease of 2,293*l.* in the 11 years.

On another estate, in the south of Scotland, with a rental of 3,290*l.* in 1882, which, by 1892, had been reduced to 2,693*l.*, the expenditure during the past 11 years amounted to 4,700*l.*

On an estate in Peeblesshire extending to 800 acres, with a rental, in 1882, of 700*l.*, which is now reduced to 550*l.*, the annual expenditure for the past 10 years had been at the rate of 300*l.* per annum. On another estate in the south of Scotland, extending to 2,400 acres, with a rental, in 1882, of 2,256*l.*, which is now reduced to 1,415*l.*, the expenditure during the past 10 years amounted to 2,500*l.*

From the above figures it will be seen that there is not nearly an equal ratio of expenditure on the estates to which I have drawn attention. In the case of the large estate in the north of Scotland, it was stated to me that small holdings, under 50*l.* rental, predominate. The great difficulty about these small holdings is the cost of erecting and maintaining the necessary buildings. Formerly the crofter tenants provided buildings for themselves, and paid small rents for the land, having certain claims for these buildings at the end of the lease, but now they require more buildings of a better description, and, being unable to erect these themselves, the proprietor has to do so at an expense which is often out of all proportion to the rents the tenants are able to pay for the crofts. For example, it was mentioned to me that on a croft of 10 acres, let at a rent of 4*l.*, the proprietor recently expended a sum of 70*l.* 9*s.* on the buildings. On another croft, of 13½ acres, let at a rent of 10*l.*, the proprietor expended 192*l.* On a small farm of 107 acres, let at 50*l.*, the proprietor expended 573*l.*, and on the same estate the lease of a small farm of 93 acres had just been renewed at the old rent, the proprietor undertaking to expend 540*l.* on new buildings. These are only a few examples of many similar cases which go to show that the cost of providing buildings for small holdings almost absorbs the whole rents, and leaves little or nothing for the landlord.

Draining. In the case of draining it was very generally represented to me, more especially in the southern counties, that this had almost entirely ceased. Many years ago a great portion of the land was well drained, but in very many cases these drains require renewing, and until this be done the land cannot be expected to be in a condition to carry satisfactory crops.

Aberlour improvements. At my meeting in Keith I had laid before me a most interesting account of extensive improvements carried out by J. R. Findlay, Esq., on his Banffshire estate of Aberlour. The estate extends to 10,000 acres, with an agricultural rental of 3,000*l.* During the nine years that have elapsed since the estate came into Mr. Findlay's possession he has annually expended a sum of 4,000*l.* in the form of permanent improvements on the farms and crofts on the estate. As a matter of course this very large expenditure will not require to be continued many years longer, as all the farms and crofts will soon be so fully equipped with buildings, dykes, and drainages that no further considerable outlay will be required for such works for a long time to come. One particularly interesting fact respecting the management of this estate is that Mr. Findlay has set himself to increase the number of small holdings on his property, and the result is notable as showing that the cost of erecting suitable buildings for such holdings is out of all proportion to the rents which holders are willing to pay for them. Mr. Alcock, the factor on the property, stated that on a croft paying a rent of 6*l.* there had been expended the sum of 150*l.* in building a cottage and byre, and when he asked the tenant, in a jocular way, if the rent was not too high, the man replied in all seriousness that it was 1*l.* too high! Mr. Alcock put the whole question of small holdings in a nutshell when he said that on the Aberlour estate they had been trying to carry into effect the old story of "Three acres and a cow," and although it would not be profitable for the proprietor it would be a good thing for the crofters, and also for the farmers, as it enabled the latter to obtain a better supply of labour.

State loans. 16. Proprietors and tenants have alike represented that the want of capital has very seriously retarded the execution of many improvements of a permanent nature. Many estates are already so heavily burdened that in the open market it would be exceedingly difficult, if not impossible, to raise further money upon them which would go to execute works tending to increase the productive capacity of the soil, and also go to provide additional and improved accommodation for the rearing and feeding of stock. Accordingly, in almost all the schedules returned to me, and at all my public meetings and private interviews, the opinion has been expressed that the condition of agriculture would be very greatly improved if Government would undertake to advance money for such improvements at a moderate rate of interest, say, 2½ to 3 per cent., and if repayment of the capital sum were spread over a longer period than what was formerly the case. Under the grant made by Government in 1846 the repayment of the principal sum was spread over a period of 22 years, but it was found that that weighed heavily on the landlord. In order to make the loan beneficial the period of repayment should be extended to at least 50 years. On the large estate in the southern counties, to which I have already adverted, the factor says, "On many estates Government loans, at from "2½ to 3 per cent., to be expended on improvements, would be of advantage to "agriculture provided the charges for obtaining the loans and inspecting the works

"were moderate." Another factor says that the granting of these loans "would "certainly enable landlords to carry out improvements which at present they are "in many cases unable to do." A landlord, in dealing with the same question, says, "If landlords could obtain money from Government at 2½ or 3 per cent. for the "execution of improvements I think it would be a great boon, and would induce "landlords to make further improvements." Another landlord says, "I have no "doubt many would execute improvements who do not do so at present if money "could be got at 2½ to 3 per cent."

Drainage under Government regulations.

17. In dealing with the question of drainage, however, it is necessary for me to mention that the old restrictions which were enforced under the Government grant of 1846, as to the depth of the drains, width between them, &c., were generally objected to as having been too stringent. On many soils it was found that in putting the drains to the depth prescribed by the Government inspectors, no practical or beneficial result ensued from the drainage, as on stiff clay soils the water did not readily find its way into those deep drains, but remained on the surface. It was, therefore, represented to me that if any new grant for drainage were given, the regulations as to the depth of drains, &c., should be re-considered, and instructions given that the depth should in each case be regulated by the nature of the land to be drained.

II.—Tenure.

Tenure.

18. The custom almost universally prevailing, in the whole area now reported upon, formerly was to hold the farms upon leases of 19 years without breaks on either side. With the occurrence of the depression, however, a system has sprung up of leasing farms nominally for 19 years, with mutual breaks at the end of every five years either upon one or two years' previous notice. This plan of breaks was very frequently referred to and discussed in the course of my inquiries, and opinions varied upon it. No doubt when breaks were first introduced they were intended as a safeguard to the tenant in the event of further and continued depression, so as to enable him honourably to terminate a contract which, but for the breaks, might lead to his absolute ruin. The system has been in operation for a considerable number of years, and its effect is beginning to be understood by proprietors as well as by the large majority of tenants. In the southern counties especially the system was condemned as being bad in principle. Many farmers affirmed that this system practically set a penalty on high farming, for if a farmer was improving the condition of his farm by liberal manuring he was thereby exposing himself, at the first break in his lease, to a most unjust competition from a class of adventurers who were ready to offer unwarrantably high rents in the expectation that they would either get the rent reduced after getting possession, or otherwise they would be able to pay these unwarrantably high rents for a short term of years through exhausting by means of forcing artificial manures, the stores of fertility which had been accumulated in the soil by their predecessors. In the case of stock farms, also, it was stated that the breaks in leases induced men who were not really practical farmers to enter into competition with sitting tenants when stock were low in price, in the hope that by the end of the first five years there would be a rise in value, which would enable them to realise a considerable "unearned increment" on the value of the stock. There was also the general objection taken to the system of breaks that a tenant never felt himself secure in the holding for such a period as would justify him in putting much capital into the land. On the whole, the general view expressed to me was that if the tenants could get really substantial security, in the shape of a good Agricultural Holdings Act, for the capital invested by them in the improvement of the holding, there could be no better system of land tenure than a 19 years' lease. I have heard of two specific cases where the breaks were taken advantage of by the proprietor. In the one case the proprietor had spent on farm buildings a very much larger sum than what he originally contemplated, and in respect of this he held that he was entitled to an increased rent for the farm. He consequently gave his tenant notice to quit, but the matter was amicably arranged, the tenant agreeing to pay 50*l.* more rent on a farm previously rented at 650*l.* In the other case to which my attention was directed, I understand the tenant was not managing the farm well, and the landlord accordingly decided that in the interests of both parties it would be better that the farm should have a new tenant.

Restrictions on cropping and sale of produce.

19. The system of cropping and the restrictions usually imposed by landlords or their agents on the free use of the soil, as well as the limitations on the sale of the produce of the farm, were subjects which bulked very largely at all my public meetings, as well as in the written answers which I have received in the schedules issued by me. It would appear that it is still the custom to insert in leases very

strict clauses as to cropping, and to provide for a heavy penal rent in the event of any deviation from the prescribed course. This penal rent is almost invariably by the lease made pactional or contractual, and is therefore not subject to modification by the Courts to actual loss. While this is so, however, it would also appear that since the depression set in there has been a growing tendency on the part of proprietors not to enforce the letter of the conditions embodied in the lease, but to allow the tenant considerable freedom in the management of the land. A well-known and much respected factor, in Morayshire, said at one of my public meetings: "If I see a good "tenant doing anything contrary to the clauses in his lease I just look the other "way when I am passing his farm." It is felt, however, that the time has now come when these cropping clauses, with penal rents attached to them, should be struck out of leases altogether, and that the tenant should be allowed a wide latitude in the mode of cultivation, subject to this proviso, that during the two or three last years of the lease a regular course should be followed and the farm left in appropriate divisions of the various crops. One proprietor, in answer to my question as to cropping, says: "As long as a farmer grows good crops and keeps the farm clean and everything in "good order, there ought to be no restrictions as to cropping, at all events, until "within four years of the expiry of his lease." Another proprietor says: "Cropping "clauses in leases are for bad tenants. They do not in any way affect the good "farmer. I think in certain cases some of the straw might be allowed to be sold. "Hay is seldom restricted now." Another proprietor says: "Farms are all worked "in the four or five shift, and I have no complaint, as when an indulgence as to "cropping is asked it is generally granted." A factor upon a large property says: "Such clauses are necessary for the landlord's protection, but, as a rule, they are "never enforced unless the tenant be deteriorating the farm." Again, a proprietor says: "Cropping clauses are a survival of old times, and are not required where there "is a good tenant. At the same time it is well to arrange that a farm should be "left at end of lease in a certain rotation." A large farmer in East Lothian states his opinion as follows:—"Freedom of sale and of cropping, with suitable reservations to "protect the interest of landlords, would be of immense advantage to many tenants "who are at present very much hampered by antiquated restrictions. I have myself "very great freedom both as to cropping and sale of produce to the mutual advantage, "I think, of landlord and tenant." Another tenant farmer says: "Many of the "cropping clauses in leases are perfectly ridiculous, and tenants sign them trusting "they will never be enforced. In my own lease all that is said about cropping is "that there shall not be more than one half of the arable land in white crop in one "year, and that two white crops shall never succeed each other. I have fair freedom "of sale." A Roxburghshire proprietor, who farms his own land, says: "So long as "land is left at the expiry of the lease in a stipulated rotation I am in favour of "complete freedom as to cropping and sale." Another witness says: "My opinion "is, that if more freedom were given, it would be advantageous both to landlord and "tenant." A large farmer who holds land in two of the counties embraced in this Report says: "In nearly every instance the cropping clauses in leases are a hindrance "to making the land pay its rent." Another extensive farmer says: "I think the "tenant should be allowed a free hand as to cropping, always provided that the "interest of the landlord is safeguarded by a clause to prevent the tenant running "out the farm."

20. I have received numerous opinons on the same subject in almost precisely the same terms as those that I have quoted. The general feeling appears to be that with the altered times, the conditions which regulate the cultivation of land should be revised so as to meet the altered circumstances. In the case of many farms not conveniently situated for railway accommodation, or for ready markets, the restrictions as to the mode of cropping, or the sale of produce, does not operate so adversely to the interests of the farmer. But in the case of farms within easy reach of railway stations, it is felt that in many seasons the revenue of the farm could be very largely increased if a free hand were given to the tenant to sell whatever portion of the produce of his farm could be marketed most profitably. There appears to be no disposition at all on the part of the tenants, in seeking this reform, to exhaust the land. All seem to be ready to come under obligation to bring back an equivalent in fertilising matters for any crop sold which in ordinary course would fall to be consumed upon the holding. I may state, in this connexion, that on farms situated in near proximity to towns, most, if not all, of the crops are sold off. This happens more especially in the case of farms within a certain radius of Edinburgh. It is the custom in that district, not only to sell off grass, hay, and straw, but also the turnip crop, and practically no feeding stock is kept for the production of manure

to be applied to the land. In these cases the whole of the land is, almost without exception, in the highest state of cultivation, and the best and heaviest of crops are raised upon it. The system followed in selling off the crops is for the farmer to purchase large quantities of horse or cow dung or city manure, which he is able to do at the present time at a very moderate cost. The result of this style of farming has been that the whole of the farmers in these districts have been better able to withstand the bad times than their fellow farmers who are obliged to carry on farming operations under strict conditions as to cropping, and under disabilities as to the sale of produce. I have had furnished to me, and have included in Appendix B. II., the cropping clause which has been adopted in the leases of two large farms in East Lothian, both let in 1894, which gave considerable freedom of cropping and sale of produce, and, as bearing on estate management, I may mention that in both cases the estates are under the management of what some of the witnesses who appeared before me term "lawyer factors." These two factors have endeavoured to keep abreast of the times, and to meet the demand for greater freedom being given to tenants; and possibly, if such a clause were more generally adopted, less would be heard about restrictions on cropping and sale of produce.

Penal rents.

21. I have also been informed that, although there is a growing tendency on the part of landlords to overlook breaches of cropping clauses during the currency of the lease, the tenants are in constant fear that penal rents may be claimed from them, and I am also told that it is quite usual for proprietors, who have not formally objected to deviations, to avail themselves at the end of the tenancy of such breaches of the lease, and state counter-claims for mis-cropping against any claim that the tenant may make under the Agricultural Holdings Act. This, it is felt, is a hardship, as in many cases it deprives the tenant of his whole claim under the Agricultural Holdings Act, while in point of fact, a farm may be in a much better state of cultivation than if the rules prescribed by the lease had been strictly observed. This brings me to another point which was frequently brought under my notice, viz., that the exaction of these penal rents where no damage has actually been sustained, should be prohibited. While all the tenants who have expressed opinions to me on the subject are very willing that the landlord's interests should be fully safeguarded, they consider that they have a real grievance through the landlords being able to put into force these cropping clauses, with penalties attached, without being called upon to prove damage, and they argue that penal rents should be made illegal, and that the landlords should be put upon the same footing as obtains in all other contracts, and should not be allowed to exact penalties without being obliged at the same time to prove actual damage, and that the ultimate sum claimable by, or payable to, him should be limited to loss proved to have been sustained.

Evidence of Agricultural Depression.

22. Throughout the whole of the districts visited by me, I have been informed that during the past ten years there has been agricultural depression, and that it has been very severe in all the districts with the exception, possibly, of a certain area in Mid and West Lothian, where most of the produce is sold off the farm. In these latter cases the depression has not been quite so severe as in the other districts concerned, but all round there has been depression, and both landlords and tenants have felt the pressure of hard times. In most of the districts the majority of those who furnished me with information concurred in stating that at no time within their experience have times been worse than they are now for the Scottish tenant farmers.

Demand for farms in the Lothians.

23. Although farmers have undoubtedly been battling against hard times, the evidence laid before me shows that during the years 1892 and 1893 there was an appreciably increased demand for farms, especially in the Lothians. Farms which were exposed to public competition have, in many cases, been let at increased instead of reduced rents. On pressing for information as to the reason for this, many witnesses expressed the opinion that the parties offering these high rents were speculating upon the expectation of better times, and had very possibly based all their calculations upon the belief that things could not get worse than what they are at present, and would very probably get better. Another class of witnesses expressed the view that as times were very bad in America and the Colonies at present, there was not so much inducement as there used to be for farmers to send their sons abroad to push their fortunes, and that these sons, by remaining at home, had naturally increased the number of competitors for farms. Others held that in the case of farms where the leases had run out, and the farms were in a high state of cultivation, a certain class of men came forward and offered extravagantly high rents for a short tenancy in the hope that they could pay these high rents for a short lease

through working up and exhausting the improvements executed by their predecessors.

Abatements of rents.

Another view was pressed upon me, viz., that numbers of men now-a-days went into farms offering imprudently high rents, in the expectation that, after they had got settled down in the holding and found that things were not paying, they had only to go to their landlords and demand a reduction, which they would probably get in view of the fact that they could run the land down in condition if the reduction was refused. This view was pointedly brought under my notice at several of my public meetings. At my Galashiels meeting a well-known agriculturist said: "Rents "have been forced up by men being encouraged to offer exorbitant rents in the "expectation that they would soon get the rents down. One of the greatest evils to "agriculture in this county has been that bargains have been made and not fulfilled. "If payment of whatever rents had been promised had been made compulsory, I "do not think we would have seen land so highly rented. That would have ruined "a few farmers, but farmers would very soon have learned to protect themselves by "not going into the market and offering too much rent if they knew that this con-"dition would be invariably insisted on. I sympathise with those landlords who "never advertise farms, but make arrangements with their tenants, in which case "farming can be carried on to the advantage of both landlord and tenant and of the "country at large. But where you find estates—and there are many such in this "county—where farms are advertised and the highest rents are taken, then I say that "in these cases the rents promised should be insisted on and paid so long as the "tenant has a halfpenny to pay them with. * * * * There are plenty of men "that offer rents which they are quite prepared to pay and they are opposed by others "that offer rents which they have no intention of paying."

I may state, however, that at the same meeting, the view which I have just quoted was strongly animadverted upon. The evident feeling of the meeting was that, in the case of long leases entered into before the depression became so acute, abatements of rent were necessary and proper, but that in the case of leases recently entered into, when tenants had their eyes fully open to the changed conditions of the times, the terms of the rent promised by the tenant should be rigidly exacted, and that it was demoralising for such tenants to ask, and for landlords to give, abatements in such cases. One speaker took occasion to bring out the fact that the gentleman who had so strongly denounced the system of abatements had himself received from his landlord a substantial abatement.

Large and small farms.

24. I have endeavoured, as carefully as I could, to obtain trustworthy information as to whether the depression of which almost all complain so bitterly has been more keenly felt by the large or by the small farmer. In some of the northern counties, where the farms, as a rule, are smaller than what they are south of the Forth, I found a disposition on the part of some witnesses to hold that the smaller farmer had more successfully met the bad times than the large one. Those who held this view, however, were chiefly farmers holding from 60 to 120 acres, who not only worked hard themselves, but who employed their families to do the entire work of the farm and so were able to manage their holdings without hired labour. I put it to these witnesses whether they allowed the members of their families the same wage as they would have had to provide if strangers had been employed for the farm labour, and I was almost invariably told that fixed wages, as between the farmer and his family, were never thought of, and that all that the family expected to get was their board and a reasonable allowance for clothing. I was generally told that the rent of these small farms was usually at a higher rate per acre than that of the larger farms, and it was generally admitted by the small farmers themselves that, with the rents which they had to pay, they would not be able to get along at all if they were also obliged to pay fair market value for the labour of their families. Indeed, several of the farmers of this class stated that neither they nor their families observed any working hours at all, but that they worked on from daylight to dark, and that even by doing so it was with the utmost difficulty that they got both ends to meet.

There seemed to be a feeling, however, that from farms of this description, there was sent forth a very superior class of farm servants, who had been trained to careful and economical management, so that these small farms formed valuable nurseries for the better class of agricultural servants. Another class of witnesses held strongly to the view that the small farmers had been much more seriously affected by the bad times than the large farmers. They explained that a man with a large holding had much better organisation for carrying on the work of the farm; that he could employ all the most modern labour-saving machinery and was better able to develop to the utmost the resources of the soil. The prevailing view was, that in some districts,

small farms did well enough, but that, as regards money making, the large farmer was in a much better position than the small one, as he could produce proportionately much heavier crops, raise and feed more stock per acre, and generally cultivate the land and sell the produce to much better advantage.

25. I have endeavoured to get from farmers and from landlords farming their own lands statements of accounts for the period embraced within this report, which would show in figures the result of each year's working for the past 10 years. Many farmers, as is well known, do not trouble to keep their accounts very accurately, being content to gauge the state of their prosperity by the condition of their bank accounts. I have therefore found some difficulty in getting statements of accounts. Other farmers who kept accounts plainly said that these accounts showed such a bad result that they were indisposed to produce them, and many others gave the general answer that each year had shown a loss. I have, however, been favoured with a few accounts, and have pleasure in giving them here. Farm accounts

(1.) Farm of 400 acres in East Lothian. For 10 years up to and including crop, 1892:—

	£	s.	d.
Wheat, 383 quarters at 33*s.* 6*d.* per quarter	480	14	6
Turnips, 63 acres at 7*l.* 10*s.*	463	10	0
Barley, 314 quarters at 31*s.* 6*d.*	494	8	0
Hay sold	200	0	0
Oats, 148 quarters at 25*s.*	177	12	0
Potatoes, 300 tons at 55*s.*	825	0	0
Cows, grass, &c.	30	0	0
	2,671	4	6

Outlays.

	£			
Rent	900			
Public burdens	60			
Working expenses	900			
Artificial manures	400			
Interest on stocking	160			
Upkeep of horses	80			
Travelling expenses	50			
		2,550	0	0
Annual profit up to Whitsuntide, 1892		£121	4	6

The result of operations on the same farm for year 1893 is given as follows:—

	£	s.	d.
Wheat, 383 quarters at 25*s.*	358	10	0
Turnips, 63 acres at 7*l.* 10*s.*	463	10	0
Barley, 314 quarters at 31*s.* 6*d.*	494	8	0
Hay sold	200	0	0
Oats, 148 quarters at 22*s.* 6*d.*	166	10	0
Potatoes, 300 tons at 37*s.* 6*d.*	562	10	0
Cows, grass	30	0	0
	2,275	8	0

Outlays.

	£			
Rent	800			
Taxes	60			
Labour	900			
Artificial manures	400			
Interest on stocking	160			
Upkeep of horses	80			
Travelling expenses	50			
		2,450	0	0
Loss on crop, 1893		£174	12	0

The rent of this farm for 19 years preceding and including crop 1882 was 1,200*l.*, and the average annual profit for that period was 677*l.* 19*s.*

In the above statement it will be noticed that the rent had been reduced by 100*l.*, and that the labour bill had remained stationary.

(2.) Another farmer, holding a farm of 400 acres in Berwickshire, gives the following statement of results :—

——	Profit.	Loss.
	£ s. d.	£ s. d.
1881–82	—	167 2 5
1882–83	54 9 2	—
1883–84	—	362 9 5
1884–85	21 3 9	—
1885–86	—	136 11 11
1886–87	—	118 18 8
1887–88	199 11 11	—
1888–89	27 3 7	—
1889–90	—	64 12 9
1890–91	71 10 10	—
1891–92	56 15 6	—
1892–93	—	142 6 8
1893–94	187 17 9	—
	618 12 6	992 1 10
		618 12 6
Showing a loss on the 10 years' operations of		373 9 4

(3.) Another farmer, who farms extensively in East Lothian and Roxburghshire, gives his results as follows :—"On farm A. (7,000*l.* capital) the loss has been, during "17 years, all interest on capital and 2,000*l.* written off, or equal to 45 per cent. of "rent. On farm B. (4,000*l.* capital), loss of all interest and cost of management, or "30 per cent. of rental. On farm C. a fair profit was got for a 23 years lease. "While, on whole, a little money has been made; the result very much arose from "good time 1868–76, and money then made being reinvested on land, and losses of "last 10 years would have been much greater but for the large expenditure on "improvements."

(4.) A north country farmer states: "When 4 per cent. is charged on capital, "there is an average debit balance of 40*l.* to 50*l.* since 1882." This is upon a farm of 190 arable acres.

(5.) Another farmer in Roxburghshire, who evidently does not keep books, states: "It would have been greatly to the advantage of my bank account if I had been quit "of the farm 10 years ago."

(6.) Another farmer, who farms 400 acres in Roxburghshire, says: "I have not "kept very accurate accounts, but this I know, that my capital has been reduced."

(7.) Another farmer who farms 980 acres, and whose rent in 1882 was 1,240*l.*, but which in 1893 was reduced to 805*l.*, says: "The average returns show about 3 per "cent. on the capital invested in farm stock."

I have also been favoured with returns from several landlords who farm their own lands, and I shall now give some statistics from these statements.

(1.) Farm of 373 acres in Berwickshire the rent of which is set down at 450*l.* :—

——	Profit.	Loss.
	£ s. d.	£ s. d.
1889	—	271 16 4
1890	—	67 0 8
1891	326 4 0	—
1892	236 10 0	—
1893	232 7 5	—
	795 1 5	338 17 0
	338 17 0	
	456 4 5	

showing an average profit for the five years mentioned of 91*l.* 4*s.* 11*d.*, besides interest on capital at 4 per cent.

(2.) Another proprietor states: "Accounts kept in connexion with Home Farm "are no guide as to the working of an ordinary farm. The average net income for "the period from 1882 to 1893, after deduction of 500*l.* of rent, is 116*l.* 5*s.* 10*d.*"

(3.) Another proprietor in Peebles-shire, who seemingly farms his whole estate, has been good enough to exhibit his accounts to me. The acreage of the estate is not given, but its extent may be arrived at by an enumeration of the stock which he seems to carry, viz., 63 cattle, 1,162 hill sheep (consisting of 940 black-faced ewes and gimmers, and 220 hogs), 403 sheep in grass parks, and 6 horses. The balances available to meet rent and interest on capital have been as follows:—

	£	s.	d.
1882–83	859	14	9
1883–84	675	18	1
1884–85	90	2	0
1885–86	441	15	5
1886–87	401	1	6
1887–88	645	10	11
1888–89	942	13	3
1889–90	833	14	8
1890–91	1,120	17	2
1891–92	99	15	11
1892–93	806	13	0

It will be noticed from the above figures how very seriously the returns fluctuate, and that in the case of the proprietor whose accounts I have just been noticing, he would, in more than one year, if he had been an ordinary tenant, have suffered a loss, not only of the entire rent, but also a very large portion of the interest upon his capital.

Loss of capital by farmers.

26. In the course of my inquiries I learned that in recent years the capital of the farmers has been so seriously encroached upon that many of them are not now able to buy in their lean stock for the consumption on their farms of the turnips and straw. I was told that a custom had sprung up, under which farmers arranged with live stock salesmen to get through them the requisite number of stock for their farms, on the footing that that stock should not be paid for in cash, but should be given to the farmer under an agreement that he should pay interest at the rate of 6½ per cent. upon the price of the cattle, and that in the event of the tenant's bankruptcy, the cattle should be held to be the property of the auctioneer, subject only to payment of an agreed-on rate per week as the cost of feeding. This agreement, I was told, further provided that the farmer should not be free to dispose of the fat stock in whatever market he thought best, but should be bound to bring them back to the auctioneer's sale ring, and have them sold through him. This system, while it may no doubt give a temporary relief to the farmer who has not capital to enable him to buy in his store stock, has been adversely criticised on two grounds, viz., first, that it gives a false credit to the farmer, and creates an hypothecated right over the stock in favour of the auctioneer, and, second, that it undoubtedly handicaps the farmer as to the disposal of the animals when fit for the butcher. I mention these matters as having been brought under my notice, but, no doubt the plan referred to, while it may have drawbacks, has also advantages, and no suggestion was made to me as to any alteration that could be proposed. Indeed, the parties who chiefly called my attention to the matter were inclined to complain that buyers of the class which I have mentioned competed unduly against them in the store market, and they also hinted that in the fat market preferences were sometimes given by the salesmen, they having a direct interest that the stock should be favourably disposed of, in order that they might secure the safe return of the money which they had advanced. This system, however, goes to enforce what was over and over again expressed to me, viz., that serious inroads have been made upon the capital of the farmers, and that they are now struggling to carry on their calling under very adverse circumstances, and with greatly reduced means. Since I commenced the preparation of this report, my attention has been called to a case decided in the Sheriff Court at Stonehaven, which illustrates the dangers to the public that attend the procuring of stock through auctioneers in the manner I have just mentioned. The facts, briefly stated, are these:—A grazier and cattle dealer obtained through an auction company certain stock, which he did not pay for at the time, and placed them in a park rented by him. Some short time thereafter he sold these cattle to a farmer, gave him delivery of them, and received in return the price agreed upon, which was admittedly the full

Arrangements with auctioneers.

market value of the animals. The farmer took home these cattle, had them in his possession for four months, and never during all that time had any reason to suspect that the party from whom he purchased them had not been the rightful owner of them. At the end of that time, however, the auction company made inquiries about the stock, and discovering that they had been sold by the grazier, the company brought an action against the farmer, who purchased them in good faith from the grazier, for payment, not of the original price, but of the sum for which the animals were bought by the farmer. The agreement with the auction company was produced in court, and, proceeding on its terms, the sheriff felt himself bound to decern against the farmer for payment of the price to the auction company, notwithstanding that he had already paid it to the grazier. The result of this decision shows that the property in live stock may be controlled by a latent agreement, and that a buyer is not safe to rely upon possession and apparent ownership on the part of a seller. It is felt that some remedy ought to be found for this state of matters, as confidence will be entirely destroyed if buyers have to transact their business under a constant dread that they may be called upon to pay the price a second time to someone who may claim the ownership under an undisclosed agreement. I give, in Appendix B. III., a copy of the agreement produced in the case in question.

III.—Causes of Depression.

Causes of depression.

Bad seasons, low prices, and foreign competition.

27. In all the districts visited by me there is little variation as to the causes assigned for the present depression. The almost universal answer is "Bad seasons, low prices of produce caused by foreign competition, and general depression in trade." There is no doubt that the weather is a most important factor to be taken into account in considering the results of farming operations, as a bad season may very soon turn what would otherwise be a favourable balance into a minus quantity. But the weather is one of those uncertainties which always will attend the calling of the farmer, and is a factor which, though it may form the subject of almost universal grumbling, cannot be varied or altered by human agency. I should also state that a few gentlemen argued strongly in favour of the view that much of the present depression was directly due to troubles arising out of our currency system. The evidence put before me showed conclusively that during the past decade there has been a continual and steady shrinkage in the values of nearly everything produced on the farm. This shrinkage the witnesses ascribed chiefly to the large and ever-increasing importations of all kinds of agricultural produce, brought into this country at low rates of transit. Many shrewd and experienced men also stated their belief that the money which has been sent from this country to America and the colonies, to be there invested in agricultural pursuits, has so materially aided the farming industry in these countries that farmers there have been enabled to raise their produce and send it to this country at a much cheaper cost of production, and in much larger quantities, than what was the case 10 or 20 years ago. I met with some, but not very many, who held that on account of the steady and rapid increase of population in America and the colonies, the surplus stock of food products available for export from these countries would, ere long, be appreciably diminished. The great majority, however, leaned to the opinion that we are not likely in the near future to meet with such diminished supplies as would have any marked effect on prices. Certainly some of those who were disposed to take the more hopeful view, expressed the opinion that foreign producers were sending their goods to the British market, at the present time, at such a loss to themselves, that they could not much longer continue to sell their produce at present prices. As showing the fall in the prices of live stock during the past 10 years, I may set forth some particulars furnished to me by farmers.

Prices of stock.

Store stock.

(1.) *Store Stock.*

	1882.			1892.		
	£	s.	d.	£	s.	d.
Sheep	2	0	0	1	10	0
Cattle	16	0	0	13	0	0

(2.) *Fat Stock.* Fat stock.

	1882.	1892.
	£ s. d.	£ s. d.
Sheep - - - - -	3 10 0	2 10 0
Cattle	25 0 0	18 0 0

The difference in price upon a large holding represents a very serious shrinkage in the revenue of the farm.

A regards grain, I may here give, as an example, an abstract of the fiars prices for Linlithgowshire since the year 1854. In 1854 the joint average price of wheat, barley, and oats was 2*l.* 4*s.* per quarter. Prices of grain.

	£	s.	d.
In 1863 this average was - - -	1	7	9
„ 1874 „ „ - - -	1	7	8
„ 1881 „ „ - - -	1	7	2
„ 1893 „ „ - - -	1	4	7

The averages from 1863 to 1881 were pretty even, but in 1893, it will be noticed, they had shrunk by about 3*s.* per quarter, which means a very heavy drop in the value of the produce of an ordinary sized farm of 300 or 400 acres.

28. Outside altogether of the diminution in the revenue of the farm, arising from the causes which I have mentioned, it has been represented to me that the working expenses have been gradually increasing, so that the cost of production has been increasing while the price of the produce has been steadily falling. Most of those who furnished me with information put the increase on the labour bill at from 15 to 20 per cent. At the same time it is proper for me to mention that in some districts I was told that the wage bill had practically remained stationary, and that any increase in the amount of the wage to the individual was, to a large extent, balanced by the introduction of labour-saving machinery. I met with no one who grudged in any way the increased wages of the farm labourer, and no one seemed to have any expectation that in the near future, at any rate, there would be any reduction in the wage bill. Tradesmen's accounts have also increased very considerably during the past 10 years, and all these added together have gone to considerably swell the cost of production. Some farmers seem to hold the view that nowadays farm servants do much less work than they used to do, but this view was not generally expressed, and on all hands the relations between master and servant seemed to be very harmonious. Increase on working expenses.

IV.—Prices of Manures and Feeding Stuffs.

29. While there can be no doubt, therefore, about the fact that a very heavy fall has taken place in the price of farm produce, it is but right and proper to point out, as some of the gentlemen who furnished me with information did, that the price which the farmer has to pay for manures and feeding cakes has fallen in equal proportion. For instance, nitrate of soda, which is one of the most important and largely used fertilisers, was in the early "Seventies" regularly sold at from 13*l.* to 16*l.* per ton, whereas now it can be bought at from 8*l.* to 9*l.* in the same way. Sulphate of ammonia, another most important nitrogenous manure, generally ranged up to 20*l.* and frequently over it, while now it can be bought at from 9*l.* to 11*l.* per ton. Prices of manures and feeding stuffs.

Bone manures, which formerly cost 8*l.* per ton, can now be had at an average of 5*l.* per ton, and mineral phosphates, as well as potassic manures, have all sustained a similar fall in prices. Precisely the same thing may be said of linseed and cotton cake and other concentrated feeding stuffs. Taking linseed cake, for instance, the best brands used to command a price of from 12*l.* to 14*l.* a ton. Now, they can be readily bought at from 7*l.* to 7*l.* 10*s.*, and the same may be said of practically all feeding stuffs which the farmer or stock owner has to buy.

In addition to the fall in the prices of these fertilisers and feeding stuffs it has been represented to me that, on account of the greater knowledge now possessed by farmers in regard to the composition and use of these products, and in consequence also of the greater facilities provided in recent years for having these stuffs analysed for farmers at a very cheap rate, the farmers are now getting much better value out of the money invested in these products than they did in former times.

Analytical associations.

30. Of recent years local analytical associations, as they were called, did an immense amount of good in this way through the assistance of the Highland and Agricultural Society, and the result was that the vendors of spurious manures were practically driven out of the market in any district where these analytical associations were in operation. The leading agricultural societies also, such as the Highland and Agricultural Society, gave their members the privilege of having their manures and feeding stuffs analysed at a specially cheap rate.

Under the Fertilisers and Feeding Stuffs Act it has devolved on the county councils to provide farmers with due facilities for obtaining cheap analyses of feeding stuffs and manures, so that the work of protecting farmers against fraud may be continued. In any case those who dealt with this subject, in the representations they made to me, expressed themselves as being clearly convinced that farmers were now getting much better value for their money in cakes and manures than they ever did many years ago.

The importance, therefore, of this heavy fall in the price of manures and feeding stuffs, and of this improvement in the quality of these products, may be judged from the fact that every good arable farmer annually spends a sum at least equal to his rent upon them, while many spend a sum equal to a rent on manures alone, altogether independent of what they lay out on concentrated feeding stuffs. Those farming in the vicinity of towns admitted that the price of city, dairy, and stable manure have fallen quite in the same ratio as artificial manures. This, therefore, is a very important reduction in the cost of production, and as such it has undoubtedly gone a considerable way towards balancing the heavy fall in the price of farm produce.

It has, however, to be noted that the gross value of the produce of the farm requires to be at least equal to four times the rent, seeing that not only rent but the cost of labour, cost of manures and feeding stuffs, taxation and tradesmen's accounts, in addition to farmer's profits, have to come out of it. On the assumption, therefore, that a farmer spends only a sum equal to his rent on manures and feeding stuffs the fall in the prices of these products would balance to the extent of one-fourth the fall in the price of farm produce, leaving the remaining three-fourths of the fall in the price of farm produce unaccounted for.

On purely grazing farms the tenants do not usually spend much money on manures, but they mostly all spend a considerable sum on the purchase of feeding stuffs, so that in their case also the fall in the price of these stuffs has gone some way towards balancing the fall in the prices of the produce of their farms.

V.—Rent.

Rent.

31. There can be no question that during the past ten years the rents have decreased very seriously so that the landlords along with their tenants have been sharers in the general depression. In so wide an area the shrinkage in the rental has by no means been equal, but all over the diminution cannot be fairly stated at less than 25 to 30 per cent. As bearing out this I may state a few figures which have been furnished to me. On a Berwickshire farm of 440 acres, the rental in 1884 was 800*l.* and in 1894 600*l.* On an East Lothian farm of 426 acres the rent in 1882 was 1,052*l.* and in 1893 750*l.* On another East Lothian farm of over 600 acres the rent in 1882 was 2,000*l.* and in 1893 1,700*l.* On a Roxburghshire farm of 541 acres the rent in 1877 was 1,865*l.* and is now 1,000*l.*, and the tenant says "The farm left double the profit in 1877 at 1,865*l.* "that it does now at 1,000*l.*" Another tenant holding a pastoral farm of 6,000 acres, the rental of which in 1882 was 1,540*l.*, pays now 1,326*l.* On another farm in the same district of 3,800 acres the rental in 1882 was 935*l.*, and is now 660*l.* These are only a few of many similar cases that have been placed before me and, as I have already said, the fair average shrinkage may be taken at not less than 25 to 30 per cent. Notwithstanding this drop in the rental many farmers stated that the rents were not yet sufficiently reduced in proportion to the reduction in the price of farm produce. In their opinion rents are still too high, and they consider that the proper adjustment of the rent lies at the root of the present agricultural question.

I have already referred, however, to the keen competition for farms, and while we find the tenants meeting and grumbling over the rents paid by them, we have also to confront the fact that there is no lack of men who are willing to offer the same, and indeed in some cases more, rent than what is paid by the sitting tenant. The rent is no doubt the most important factor in determining whether any tenant can hold his farm profitably or not, and this is a matter which the tenant has entirely in his own hands.

The popular opinion expressed to me was that if the letting of land was to be conducted on true business principles, the results would be regulated by the law of supply and demand, and that legislative intervention for the fixing of fair rents was not wanted by either landlord or tenant.

VI.—Produce Rents.

32. A comparatively small number of the gentlemen who gave evidence before me in public referred to produce rents. In the schedules, however, returned to me, a considerable number suggested produce rents as one of the remedies which they would approve of. The fact of the rent being on a sliding scale causes the landlord to share with the tenant the loss arising from a fall in prices, while it is perfectly fair to the landlord seeing that he also shares with the tenant in any rise of prices that may occur. Produce rents.

At one of my meetings, which was presided over by a well-known East Lothian proprietor, that gentleman stated that he had all along been and still was in favour of produce rents, and that the rents on his estates were formerly regulated by the price of produce; but, in the good times, when prices were steadily rising, the tenants, as their leases fell out, insisted on having a fixed money rent in preference to a produce rent. Several other gentlemen, however, pointed out in their written replies to my questions that there were some rather strong objections to be urged against the system. They argued that the year's prices for grain were not always adjusted on a basis that was satisfactory to tenants, as the jurors at the fiar's courts took no account of damaged grain, whereas farmers very often have a good deal of damaged grain to dispose of at whatever it will fetch. These gentlemen also pointed out that the grain was but one part of the farm's produce, and that not by any means the most important part now-a-days—the hay and potato crops being to many farmers quite as important as the grain crop. With the majority of arable farmers, too, the cattle and sheep bred or fed are of much greater importance and value than the grain crop, and the difficulty of arranging a satisfactory scale in regard to the price of stock is accentuated by the fact that the stock feeder's profits are to a large extent regulated by the price of store stock at the time he has to purchase.

On the whole, however, the replies sent in to my inquiries indicated a growing feeling in favour of the rent being on a sliding scale, adjusted according to the price of farm produce.

VII.—Remedies suggested.

33. Several witnesses who appeared before me complained strongly of the fact that all foreign goods entering into direct competition with home produce were admitted into this country free of duty. They thought that a moderate import duty should be imposed upon all foreign produce. The number who advocated this view, however, was not great, and even those who did venture to express it added that while it was their opinion they had not the slightest expectation that anything like protection would ever be adopted in this country. Import duty.

34. Very closely connected with foreign competition is the subject of reciprocity. Strong complaints were made to me that while we in this country admitted the foreigner's produce free of charge of any kind, the British farmer does not stand upon an equal footing with regard to the articles exported by him. It was represented to me that potatoes could often be profitably exported to America were it not for the heavy tariff imposed on this product at the American ports. This is felt to be a great hardship, and although the American import duty has lately been considerably reduced it is still felt to be a burden pressing unduly upon the Scottish farmer. A very strong view was expressed that all reasonable measures ought to be adopted for the entire removal of the foreign import tariff. Reciprocity or fair trade.

35. At all my meetings this matter was brought very prominently before me, and more especially in the northern counties, which are famous for the high class of stock reared and fed there for the London market. The feeders consider it a very great hardship that foreign meat should be sold in the London market as "*Best Scotch.*" This they consider is a fraud for the suppression of which effective measures should be taken. The remedy almost universally suggested to me was that a retailer of foreign meat should be obliged to take out a license to enable him to sell it, and that there ought to be prominently exposed in his shop a notice to the effect that foreign meat was sold Labelling of foreign meat.

by him. The idea put forward by some that foreign meat should be labelled as such was not at all favoured by north country stockmen. Their view was that if the retailer who trafficked in foreign meat was required to make that fact conspicuously known, the purchaser who wanted home-grown meat would in that way be effectually put on his guard against fraud.

Railway rates.

36. At most of my meetings complaints were made as to the great inequality in railway rates, and particularly as to the preference given by railway companies in the conveyance of foreign produce from the port of landing to its destination. This foreign produce, it was pointed out to me, is carried at a much cheaper rate than the home-grown article, and I was urged to represent that railway companies ought to be prohibited from giving these preferential rates for foreign produce. Another complaint was that railway companies charge very unequal rates, and not always based upon mileage. For example, it was pointed out that dead meat could be sent from Aberdeen to London at a cheaper rate than from Galashiels, which is much nearer the metropolis. This inequality is no doubt due to the fact that from Aberdeen there is an alternative route by sea, but it was urged that if the railway company carried the goods they should be bound to do so on the principle of a mileage charge, and the farmers and dealers in the Galashiels district thought it unfair that they should be placed under the burden of higher railway rates than their brethren at Aberdeen.

Serious complaints were also made against the charges of railway companies for conveying quantities under 2 tons, more especially if for short distances. These charges were thought to be unduly high, and it was considered that they handicapped the farmers heavily. A great many of the consignments from and to farms are small in bulk, and many of them are for short distances, and farmers combined in representing that Parliament ought to intervene for their protection and oblige railway companies, who enjoy a monopoly as public carriers, to charge rates on a more reasonable and equitable basis.

Light railways.

37. In the course of my inquiries in Lauderdale a strong representation was made to me that light railways ought to be introduced in the district. A considerable portion of this district is not at present served by any railway, and agriculturists are placed at a great disadvantage in the conveyance of all goods to and from their farms. I was asked to point out that it would be a boon to the country, and more especially to those interested in agriculture, if light railways could be introduced and if the Government would advance a considerable portion of the money for their construction at a moderate rate of interest, repayable by instalments extending over a period of 50 years.

VIII.—Taxation.

38. Throughout the districts visited by me there exists marked dissatisfaction in regard to the amount of taxation with which land is burdened. There was a general agreement to the effect that land carries far more than its due proportion of the taxes of the country, and it was represented to me that the incidence of local taxation should be readjusted on a more equitable basis.

Poor rates.

The chief complaints were directed against the poor rates as at present levied. These rates, it was stated to me, were, in the opinion of the majority of those connected with land, levied upon a wrong principle. It was urged at many of my meetings that there was no industry which of itself created fewer paupers than agriculture, while it was made to bear practically the burden not only of its own poor but also of the paupers of all professions, trades, and businesses. There was no grumbling against the principle of a poor rate, but it was strongly urged that in the change which has taken place in the conditions of the country since the poor rate was first imposed by statute, the mode of assessing it should now be looked into and adjusted to the present state of things. The assessment is made a first charge upon rental, and this, it is thought, bears unfairly on all those connected with land. The burden of providing for the nation's poor, it was agreed, was a national responsibility which ought not to fall upon any particular industry, but should be met and discharged out of the country's cumulative wealth. In other words, it was pressed upon me that the principle of assessing the poor rate upon means and substance should be adopted instead of the present plan of levying on rental.

In connexion with the levying of the poor rate I have received an important communication from Mr. Shields, Dolphingstone, Tranent, and I think it only

proper to lay it before the Commission, as showing some of the anomalies that exist in the present mode of levying the poor rate. I therefore have included it in Appendix B. IV.

39. Most of the farmers who appeared before me also grumbled very seriously against the principle upon which the income tax is at present assessed, and also against the charging of the farmers' houses with inhabited house duty. A number also complained that in certain districts the income tax payable under Schedule A. was in the first instance charged against the tenant. Payment of this tax was made by the tenant on 1st January, and in the majority of cases it was not repaid to him by the lordlord till the following Lammas (2nd August). The tenant was, therefore, obliged to be out of the money for six or seven months, and they represented that this system of collection should be changed, and the tax charged directly against the proprietor, who should himself meet it in January. Many farmers, on being reminded that if their incomes were not such as to make them liable for income tax a simple means was provided of obtaining relief, replied to me that they were quite aware of this, but that the trouble involved in obtaining exemption or abatement was so serious that in a great many cases they were rather prepared to pay the tax than to undertake the bother of going through the forms which they would have to face in making an appeal. In nearly all cases the farmers explained that for many years past their incomes had not been nearly equal to one-third of their rentals, and they thought it a peculiar hardship that their incomes should be supposed to be in any way measured by the amount of their rents. They stated that in no other trade or calling was the amount of a person's income supposed to be fixed by the sums paid out for raw material or for the occupying of any house or premises, and it did not seem to them that there was any good reason why the business of a farmer should be taken out of the ordinary rule. It was, therefore, put before me that the income of a farmer should be fixed in exactly the same way as that of any merchant, viz., that in each year he should be asked to fill up a return of his income instead of being, as at present, pounced upon by the assessor and charged at the rate of one-third of the rental whether there had been any income or not. The charging upon this principle, it is felt, lays upon the farmer the burden of proving that his income has not been equal to one-third of his rent, and the whole process, therefore, starts with the presumption against the farmer. The feeling is that this is not right, and that it should rest upon the assessor, if dissatisfied with the farmer's return, to call upon him in the same way as he would call upon a merchant or professional man, to produce evidence showing the precise amount of his income.

Income tax and inhabited house duty

40. Some of the tenants who appeared before me, more especially in the northern district, who were called upon during the currency of their leases to pay school rates, complained very strongly that they should have an entirely new tax laid upon them during their leases. Prior to the Education Act of 1872 the whole money raised for educational purposes in the parish was contributed by the landlord, but on the passing of that Act he was relieved of that burden and the school rate, an altogether new tax, was levied. Many farmers think that more than one-half of this tax should have been imposed upon the proprietor, as the practical result of the Act was to relieve the proprietor of a previous tax and to transfer one-half of it to the tenant. On this matter as well as upon poor rates there seemed to be a pretty considerable volume of opinion that the whole system of rating should be reconsidered, and altered so as to be more in accordance with modern ideas and requirements.

School rate.

41. At several of my meetings in the southern counties as well as in the northern districts, complaints were numerous as to the amount of the road rates. These were thought to be excessive, and there was also a strong representation made to me in Nairnshire that the people who used the roads most paid nothing at all for their maintenance. In particular, it was pointed out that the owners of traction engines, in carting away timber, &c. used the roads a great deal, doing them much damage, while at the same time they contributed nothing at all towards their upkeep. This was felt to be a grievance which ought to be remedied, and I was specially asked to bring it under the notice of the Commission. In Haddingtonshire, also, complaints were made as to the state of the roads, and as to their being used chiefly by people who did not pay anything towards their proper maintenance. The general idea seemed to be that some sort of wheel tax ought to be imposed which would oblige all parties using the roads, whether they were at present liable for assessment or not.

Road rates.

to contribute towards the cost of their upkeep. Indeed, throughout the whole of my inquiries, there seemed to be a strong feeling in all quarters that it was unfair for those renting or owning heritages in the country to be obliged to pay the whole cost of the upkeep of the roads, while merchants' vans and other vehicles from the adjoining towns used the roads not only as much as, but far more than, country vehicles. There did not seem to be any desire to go back to the old system of tolls, but certainly there is a strong feeling that some principle should be adopted whereby parties using the roads for traffic should in some way be made to contribute towards the cost of keeping them in repair.

IX.—Malt Tax.

Malt tax.

42. At all my meetings in the districts adapted for the growing of the better class of barley, there was an all but unanimous expression of opinion that a serious injury had been done to farmers by the repeal of the Malt Tax and the imposition of a tax on beer. Since the Malt Tax was repealed and a beer duty imposed, there has been a gradual fall in the price of the higher qualities of barley and a consequent shrinkage in the revenue of grain-growing farms. Previous to the repeal of the Malt Tax, the brewers had a direct interest in buying the best samples of barley in order to get the greatest amount of extract from the smallest quantity of grain, and so be able to produce the greatest quantity of beer at the lowest rate of duty. The main object of the brewer then was to minimise the bulk of the malt, the malt tax being levied by measure upon the malt. Since the malt tax was repealed, however, there is not the same interest to keep down the quantity of malted material, as the duty is not now assessed upon the bulk of the malt. It is well known that at the present time large quantities of cheap foreign barley have been used for brewing, and as this class of barley has in a way served the purposes of brewers, they have neglected the finer home-grown barley, the price of which has in consequence been pressed down by the influx of the inferior foreign article. A very general opinion was expressed to me that the price of home-grown barley of the best class has been forced down at least 5*s*. a quarter through the repeal of the Malt Tax. This reduction on a farm of 400 acres which, worked according to the ordinary rotation, may be fairly estimated to produce 300 to 400 quarters of barley, represents a very serious loss, and the farmers feel that this loss has not been laid upon them to the benefit of the consumer. It was also generally admitted that, since the Malt Tax was repealed, brewers have had recourse not only to foreign-grown barley, but they also extract malt from maize, rice, molasses, &c., and all this has undoubtedly the result of running the price of the best home-grown barley down to the value of the inferior foreign product.

It was strongly urged upon me that I should convey to the Commission the almost unanimous opinion of the famers interested in the production of the finer qualities of barley that the Beer Duty ought to be abolished, and the old system of assessing the duty on the malt restored. I have done my best to ascertain the opinion of the brewers upon this question, but Scottish brewers are somewhat slow to speak upon it, and the feeling conveyed to me was that the repeal of the Malt Tax has operated largely to their advantage. The farmers, on the other hand, say that the brewing industry under the old system was sufficiently prosperous without requiring to be further subsidised at their expense, and that the alteration of the law has operated so seriously to the disadvantage of the British farmer that there is a good case made out for going back to the old system. In the course of my inquiries, I obtained a good deal of information from a member of a large firm of brewers carrying on business in England. That gentleman spoke with great frankness on the question of the Malt Tax, and without hesitation assured me that the repeal of that tax and substitution of a beer duty had very substantially increased the profits of the brewer. He at the same time stated that the beer made from the foreign barley had not the same body or strength as the beer manufactured from high-class Scotch barley, and he explained that various expedients had to be resorted to, such as the adding of glucose, &c., to give body to the beer brewed nowadays from the barley which is commonly in use. He added that for his own part he would not be averse to a return to the old system, although the mode of imposing the duty was much more cumbrous and involved a good deal more trouble to the brewer than the present system does.

The most experienced of those who had fully considered this subject were strong in the belief that if there were some kind of reversion to the old system of taxing malt instead of beer, a most important step would be taken towards relieving the present agricultural distress. On many farms in the Lothians, and in the south of

Scotland, the revenue from the sale of barley was so large that many farmers depended to a great extent upon their barley crop going a long way towards meeting the rent. This subject, therefore, is to them one of the first importance. The very utmost stress was laid upon it, and I was urged to give the subject prominence in this Report.

X.—Bimetallism.

43. This question is one which is daily receiving more attention from agriculturists, and several leading farmers who appeared before me seemed to consider that the present system of currency was in some measure answerable for the agricultural depression. At my meeting in Haddington an able and exhaustive paper was read by Mr. W. H. Gibson of Campton, and I think it of sufficient importance to include it in the Appendix B. V. annexed hereto. On the other hand it is also proper to mention that the great majority of agriculturists have grave doubts as to the soundness of the above view, and decidedly hold the opinion that any re-adjustment of the currency system would be more a theoretical than a real alleviation of the agricultural distress. Bimetallism.

XI.—The Importation of Canadian Store Cattle.

44. In the chief feeding counties which I visited, viz., the Lothians, part of the southern counties, and part of the northern counties, strong indignation was expressed that Canadian store cattle should be excluded from this country while at the same time fat Canadian cattle are landed at our ports, slaughtered there, and then put into competition in our home markets against home-fed and home-bred stock. There is no doubt that when there was a plentiful supply of store cattle from Canada, those engaged in the fattening of stock were enabled to purchase their lean stock upon terms which left a reasonable margin of profit for the feeder. Since the ports were closed against Canadian cattle, however (if last year be excepted which was attended with special circumstances), the price of store stock has so increased that the feeder's profit has almost disappeared. In the present state of matters, the feeder is not only obliged to purchase his store stock at high prices, but when his fat stock are ready for the butcher, he is also compelled to sell his animals in competition with stock fed abroad and brought to this country to be slaughtered. The all but unanimous opinion of those engaged in the feeding industry was that our ports should be again opened to Canadian stores. They were keenly alive to the necessity for rigidly protecting our home flocks and herds against the introduction of disease, but one and all agree that it has not been proved by any investigations made hitherto that there is greater risk of disease being imported from Canada than from Ireland, from which country the store supplies for Scotland at present chiefly come. Their experience has been that the stores brought from Canada were peculiarly exempt from bovine ailments, and most, if not all, added that if the Irish stores were to be subjected to the same test as has been applied to the Canadian stores, quite as great, if not greater, evidence of disease would be found among them, as has been alleged to have been discovered among the Canadian stores. The claim put forward by the feeders was that our ports should again be opened to Canadian store cattle, but they agreed that if this could not be done consistently with the best interests of our home flocks and herds, then it was surely unfair to the British farmer to allow American-fed cattle to be brought to this country and slaughtered in British ports. The view was frequently expressed that if the present exclusion of Canadian store cattle is to be continued, an order ought to be passed prohibiting the landing alive of any foreign cattle at all. These cattle, it was represented to me, should in fairness be slaughtered abroad, and if the carcases are to be carried to this country, they ought to be landed as dead meat. This is a subject which was again and again pressed upon me, so that I feel it to be my duty to refer to it thus prominently in this Report. The importation of Canadian store cattle.

At the same time it is necessary to mention that most of those engaged in the breeding and rearing of stock held quite an opposite view, and argued that the supplies of store cattle available in Scotland or brought from Ireland were sufficient for the requirements of feeders, and that the present system of excluding the Canadian stores should not lightly be departed from. But there did not seem to be in the minds of the gentlemen expressing these views any very serious apprehension that disease was likely to be imported from Canada, but, looking to the interests of their own industry, they thought they should not be subjected to the competition of Canadian stores in our home markets. There was another class of witnesses who took a wider view of the question, holding that from a national standpoint it was sound policy to

encourage free trade in cattle as well as in other things, and that no vexatious restrictions should be put upon the importation of stores for the purpose merely of escaping the supposed danger lying in the possibility of disease being introduced by such imported stock.

XII.—Estate Management.

Estate management.

45. There seemed to be a feeling on the part of many who were good enough to furnish me with information that the limitations laid upon the tenant in managing the land were largely due to estates being placed by proprietors under the control of those factors who were called "lawyer factors," and who are not practically intimate with agriculture; it was stated to me these men stuck rigidly to old traditions in estate management and refused to make any advance with the times in regard to the regulations for the cultivation of the soil. I was informed that they insisted upon getting tenants to enter into leases containing conditions which are altogether out of date, and the hands of the tenant are so tied that he is practically powerless to resort to improved methods of cultivation, which, if adopted, might in the present seriously depressed times aid him in battling against adverse circumstances. These factors, it was also stated, almost invariably selected the highest offerer regardless of his fitness for the farm, and in this way the struggling but competent farmer was placed at serious disadvantage. On the other hand, a considerable number of witnesses stated that they held farms on more than one estate where the management was in the hands of professional men, and that they could not wish for more considerate treatment than they had received. The general view, however, appeared to be, that in the letting of farms there ought to be more consideration given than is now done to the question of the fitness of a tenant and his abilities to cultivate the soil in such a way as to maintain its fertility and develop its resources in the fullest degree. These matters, it was held, should be considered first, in preference to the question of what rent is offered for the farm. Several gentlemen who appeared before me stated that on getting leases laid before them, containing what they thought ridiculous conditions as to cropping, &c., they had mildly intimated that they did not see their way to enter into them, but in reply they were informed that if they did not care to do so there were others quite willing to undertake the tenancy upon the terms referred to, and that negotiations must cease if they could not see their way to subscribe the conditions of lease. I think it was fully proved in the course of my varied inquiries that while leases do very often contain conditions which are absurd and out of date, and harassing to the tenant, there have been comparatively few cases where the landlords have exacted literal observance of the restrictive clauses of the lease. No doubt isolated cases were pointed out to me where landlords had vexatiously claimed penal rents for technical breaches of the lease, but the general rule has been for the landlords to practically acquiesce in judicious departures from the strict terms of the conditions of lease.

XIII.—Cost of the Sale of Farm Produce.

Cost of sale of farm produce.

46. Throughout the whole of my inquiry the view was expressed that the present mode of buying and selling of stock was not at all suited to the times, and that the attendant cost was an outlay which the tenant farmer might advantageously avoid to a large extent. The modern practice is that all stock, fat and lean, are sold through the medium of an auction mart by an auctioneer who charges a commission on the price, and guarantees the proceeds. There is doubtless a growing feeling that live stock should be sold by weight, at so much per cwt., in the same way as grain, hay, potatoes, &c., are at present sold. The commissions which would be paid on the sale of stock by a farmer carrying on an arable farm of 300 or 400 acres would bulk up to about 100*l.* per annum. This is a considerable item on the cost of conducting a farm, and there are many who hold that this large sum for commissions on the sale of stock mightbe saved if the system of buying and selling cattle by live weight were generally followed. By way of encouraging the scientific and accurate system of selling cattle by weight instead of selling them by lump and guessing at their weight, the Legislature has already passed a measure decreeing that a suitable weighbridge shall be erected in all auction marts and other places where cattle are publicly entered for sale.

Sale of stock by live weight.

Several well-known farmers urged upon me the view that if the system of selling cattle by live weight were generally adopted, then each farmer could have a weighbridge at his own steading, and could sell his stock by live weight direct to the butcher without the intervention of the auctioneer as middleman. At the present time, also,

there is a great want of uniformity in the prices realised for live stock, and if the system of selling by weight were adopted it is believed that the prices would be more uniform. The chief buyers are butchers, whose experience enables them to estimate with greater accuracy the live or dead weight of the stock than can the farmer, who seldom sees either the live animal or the dead carcase weighed at the "Block tests" or "guessing competitions" held at the shows of the Highland and other agricultural societies, where the vast proportion of the estimates made by farmers are generally found to be much below the true weights of the animals. In view of these facts there are many who hold that the general adoption of the system of selling cattle by live weight would be a great step in the right direction, and that it ought to be made compulsory.

XIV.—Dairy, Fruit, and Poultry Farms.

Dairy, fruit, and poultry farms.

47. Those farms have not made very material progress in any of the districts visited by me. At my meeting in Dalkeith a dairy farmer and a fruit farmer both gave evidence, and both stated that in their particular lines the depression was about as intense as what has been explained by the larger agriculturists. The dairyman stated that he was labouring under serious disadvantages in regard to labour. He had previously carried on dairy farming in the west of Scotland, and on coming to Midlothian he found the utmost difficulty in getting servants experienced in the kind of work conducted on his farm. He tried to bring west country servants, but these, although they entered his service, stayed only for a very short time, and afterwards returned to their own county. The competition, too, experienced from town dairies was so keen that altogether he stated that his calling was an uphill fight, and the results financially had been extremely disappointing. Fruit growing has not been engaged in to any material extent, and here, again, the difficulty of finding labour was one of the chief difficulties that the grower had to contend with.

XV.—Changes of Tenancy.

Changes of tenancy.

48. As my inquiries have extended over a very wide range of country, it was only to be expected that I should hear that many of the older class of tenants had been obliged to leave their farms after having lost the greater portion of their capital. Numerous instances of this were brought before me, more especially in the northern counties, and even in the Lothians there have been many changes of tenants. There are no unoccupied farms, however, in any of the districts which I went to, and, so far as I could learn, no farms have been taken into the proprietor's own hands in consequence of his inability to find suitable tenants at reasonable rents. A number of proprietors have, however, each taken several farms into his own hands rather than accept the reduced rents offered, and at one of my meetings my attention was called to the case of a proprietor in the Lothians who held practically the whole of a large estate in his own hands.

XVI.—Ground Game Act.

Ground Game Act.

49. A great many complaints were made to me as to the over preservation of hares and rabbits, more especially upon hill ground, and as to damage done to crops by these animals coming from plantations adjoining arable land. Upon hill ground the Ground Game (Scotland) Act provides that the tenant shall not be at liberty to commence the killing down of rabbits until the 11th of December. Complaints were made to me that the proprietor, during summer, when the grass is plentiful, allows the rabbits on the unenclosed lands to increase, in many cases to such an extent that the pasture is almost totally destroyed. Then, for a few weeks before 11th December, the killing down of the rabbits is undertaken by the landlord, so that by the time the tenant's right to kill commences, the ground is practically cleared. Again, on lands adjoining plantations, tenants complain that even with the rights conferred upon them by the Ground Game Act they find it almost impossible to guard their crops.

It was suggested to me that the restrictions on the tenant's right to kill down rabbits ought to be removed, and that rabbits, being vermin, the farmers ought to be allowed to kill them down in whatever way that can be best accomplished. In particular, it was urged that liberty ought to be given to destroy rabbits by trapping them outside of rabbit holes, and that the Ground Game Act ought to be amended accordingly. It was also pressed upon me that proprietors harbouring rabbits within their plantations ought to be obliged to pay for all the damage which these do to crops in the adjoining fields, or that they should be forced to erect, between the wood

and the agricultural lands, rabbit-proof fences. It was suggested that upon hill lands the law regarding rabbits should be made the same as that applicable to arable land, so that the tenants might be free to protect themselves against the ravages of rabbits in the spring and early summer, at which season it is well known that they do most damage.

XVII.—Heather Burning.

Heather burning.

50. The question of heather burning has also formed the ground of many disputes between tenants of hill shootings and pastoral farmers. Most sporting tenants desire (some think they are mistaken) to have as heavy a growth of heather left on the hill as possible, believing that the extra shelter which it gives will draw to it a larger head of game. Attempts are therefore very often made either to restrict the sheep farmer as to the extent of heather to be burned in each year, or to keep the burning of the heather altogether in the landlord's or his shooting tenant's hands. The heather, when it gets long and hard, is of no use to the sheep farmer, and his interest, plainly, is that a certain area should be burned annually, so that the young heather should sprout up and afford food for the sheep. It was also the opinion of very many witnesses that, even in the interests of the game tenant, the heather should be burned, as the young grouse almost always congregate on spots where young heather is in the greater proportion. It was further stated to me that the old heather, after being burned, does not come away again so readily as the younger heather, and that if too long a period has intervened since the burning, it is apt to die out altogether. It was argued to me, therefore, that in fairness both to the sheep farmer and the shooting tenant, it was better for both that a certain proportion of the heather should be burned, and many who have made observations on the habits of grouse reported to me that, where the heather had been regularly burned, the stock of grouse was almost invariably found to be the best, and the birds in the best condition.

In closing my observations upon the subject of game, I think it also right to mention that a considerable number of those who introduced this subject to me argued that hares and rabbits should be made the exclusive property of the tenant, as he feeds them, and that no protection should be given to anything but winged game.

XVIII.—The Law of Entail.

Law of entail.

51. No difference of opinion existed amongst those who discussed this subject with me, as to the absolute necessity for having the law of entail abolished in the interests, not only of the landlords, but of all connected with the agricultural industry. It is felt that this law so trammels the proprietor in possession for the time being, that he is reduced to the position of a mere life renter, having only an interest to draw the utmost possible revenue from the lands, without regard to the ultimate result to the estate. His main object is to secure a big revenue, and to abstain, as far as possible, from executing the improvements which tend to develop the capabilities of the estate. Unfortunately, in too many cases, the entail proprietors are so crippled by the bad times, and consequent reduced rentals, that the revenue derived by them from their lands is barely sufficient to meet their necessary personal requirements. Many of these entailed properties are heavily charged with provisions to younger children of past owners, and if the heirs in possession had the power, it would certainly be to their advantage to sell the estates altogether. In recent years increased facilities have been given to proprietors for the disentailing and sale of their estates, but these powers can only be exercised through the medium of the Court of Session, and this is so cumbrous and expensive a process that proprietors are unwilling to use it, and struggle on, holding their lands to their own discomfort, and to the prejudice of the tenants holding under them. There seemed to be a clear opinion that the trammelling conditions imposed by the law of entail operate seriously to the injury of agriculture, and hinder the full development of the resources of the soil. Many witnesses, in dealing with the law of entail, strongly urged that their ought to be free trade in land; that the transfer of land should be simplified, and the expense lessened, and that if this were done it would necessarily lead to a greater distribution of the land, and to the breaking up of those large tracts of country at present held by single individuals. The feeling against the law of entail is not only strong, but it seems to be daily increasing, and it was explained to me that on many entailed properties it was almost impossible to get any needed improvements executed, as there was no available money for the purpose. The heir in possession is restricted from burdening

for improvements unless at serious expense, so that he stubbornly refuses to move in the matter of improvements, and in only too many instances the condition of the estate is such that those farming the land are in a great measure hindered from developing its capabilities.

52. In my report upon the counties of Perth, Fife, Forfar, and Aberdeen, my attention was pointedly directed to this matter, and I then noted the provisions of the various Acts under which the jointures to widows or husbands of deceased heirs or heiresses, and to younger children were authorised.

Jointures to widows or husbands of deceased heirs or heiresses of entail.

In the course of my present inquiry this matter has again been very prominently brought before me.

The jointure to the widow or the husband of a deceased heir or heiress of an entailed estate is, as I mentioned in my previous report, fixed upon the basis of the rental as at the date of the death of the heir last in possession. There is no hardship in this so long as the rental remains fairly steady, but during the past decade the misfortune has been that rentals have continually diminished, while at the same time annuities or jointures fixed many years before upon the rental then existent have remained unchanged. The result to the heirs in possession has been, that after meeting these provisions and the necessary outgoings for estate purposes, the margin left has been exceedingly narrow, and in some cases almost nil. Proprietors and agents of proprietors interested in this matter have strongly represented to me that these jointures should not remain unchangeable, but that they ought to fluctuate in value according to the free rental of the estate. At my meeting in Linlithgow, Mr. Henderson, solicitor there, who has one of the largest practices as a solicitor in the Lothians, made the following statement:—"I think that jointures should be adjusted to "fluctuations of rental. By the law of entail a landlord is limited as to the number "of years' rental, but the pinch lies in this, that once he grants the provision, the "widow can claim her pound of flesh however much the rental may fall." This view put forward by Mr. Henderson is one which was often expressed to me during the course of my inquiries, and there can, I think, be no doubt that there is at present a strong prevailing feeling that the time has arrived to consider whether these provisions, fixed as a proportion of the rental, should not be adjusted yearly and be made to fluctuate along with the rentals of the properties.

XIX.—Tuberculosis.

53. My inquiries have led me to believe that the prevalence of tuberculosis, especially amongst highly in-bred pedigree cattle, is greater than what one would have been inclined to suspect. Throughout most of the counties embraced within the area of my inquiry, the losses from this disease are very considerable. My attention was first drawn to the matter at my meeting at Galashiels, where the President of the Butchers Association waited upon me and gave evidence. The disease appears to be widely prevalent amongst fat bullocks, and even amongst home-bred fat bullocks. During the past year or two a considerable number of carcasses have been condemned as unfit for human food. Almost the whole of the animals were to all outward appearance in perfect health, and the presence of the disease was not discovered till the animals were slaughtered in the shambles where the meat inspectors, detecting the disease, ordered the carcases to be destroyed.

Tuberculosis.

In the northern counties, also, I found that the disease was very prevalent in certain strains of highly in-bred pedigree stock. The general opinion seemed to be that the disease was not only hereditary, but also contagious, and that there was as much occasion for isolating animals affected with this disease as there ever was for isolating animals tainted with pleuro-pneumonia. Amongst stockowners there was unanimity of opinion in favour of compulsory slaughter of animals affected with tuberculosis. The existence of the disease was almost invariably traced to certain strains of closely in-bred pedigree stock. It is a common practice for stock breeders to use a highly in-bred pedigree sire, and to this cause is mainly due the propagation of the disease among the ordinary class of commercial cattle. The progeny of such sires in many cases died when quite young, while in other cases some of them lived for two or three years. Generally speaking, however, most of the females dropped off after giving birth to their second or third calf. Where they lived and produced stock the disease very often appeared in the next generation, a large proportion of which was more or less affected. The in-breeding was blamed for enervating and undermining the constitutions of the animals, and thus predisposing them to contract the disease, or to

develop it from hereditary taint. Amongst the breeders of pedigree stock there was naturally some reluctance to speak with much freedom on the subject, but at one of my meetings in the northern counties one well-known breeder of pedigree stock spoke out freely upon it. He condemned the system of close in-breeding as being a great cause of the disease. Unfortunately this system is still followed in some pedigree herds, but although close in-breeding may give "quality" to the progeny, it can do so only at the expense of constitutional soundness.

The butchers who in the open market purchase fat animals, apparently in perfect health, consider it a peculiar hardship that they should be subjected to the entire loss of the carcass through no fault of theirs but by the mere fact of the presence of the disease being discovered after the animal has been killed in the usual way and the carcass dressed. These butchers argue that in the case of animals which were full of flesh, and apparently healthy, compensation ought to be allowed to them in the same way as it is given for animals ordered to be slaughtered when suffering from pleuro-pneumonia, and everywhere there was the strongest feeling in favour of the compulsory slaughter of all animals discovered to be affected with tuberculosis. There was a unanimous opinion that a disease of this kind, which is unfortunately now so common, should be put down with a strong hand, and that the only effective way of doing so was by scheduling tuberculosis under the same head as pleuro-pneumonia, and allowing compensation accordingly.

As was naturally to be expected the owners of highly in-bred pedigree stock are very reluctant to move in the matter, or even to admit that tuberculosis is possibly present in their herds, but at the same time there is no denying that this disease has found its way into several of the most noted herds in the north of Scotland, and that if some effective steps are not taken to eradicate it the seeds of the disease will continue to spread and great damage be done to some of the best of our Scottish breeds of cattle.

XX.—Agricultural Holdings Act.

Agricultural Holdings Act.

54. There can be no doubt that while in this Report I have referred to many important matters vitally affecting the interests of agriculture, still the chief text of the observations addressed to me, at almost all my meetings, and in the course of my private inquiries, was the Agricultural Holdings (Scotland) Act, 1883. Agriculturists of all shades of opinion on other points are all at one in holding that the thorough amendment of the Agricultural Holdings Act, as the only certain means of giving tenant farmers the fullest encouragement to invest their capital in developing to the utmost degree the resources of their holdings, is by far and away the most important measure that can be passed by the Legislature in the interests of agriculture and of our national progress. When the present Act was passed it was regarded as a great boon to British agriculturists, and as a measure which was meant to confer upon tenants a much needed security for capital invested in improving and developing their farms. The principle of the Act is universally admitted to be sound, but the mode in which that principle has been applied, and the defects which have been discovered in it, are topics which have been exhaustively discussed by those who came before me. There is a general, I may say an almost universal feeling, that the Act has conspicuously failed to secure the main ends for which it was intended. Numerous detailed objections have been taken to the working of the statute and grave complaints made as to the heavy costs incurred in determining the questions which have arisen under the Act between landlord and tenant. Particularly in the case of small tenants' claims it is felt that if these claims are to be resisted by the landlord the attendant costs of ascertaining the rights of parties are so great that many who have just claims for compensation choose rather to abandon their claims than to prosecute their rights under the existing statute. In many arbitrations conducted under the Act the procedure has resolved itself into, not a friendly arbitration for the ascertainment of the rights of a waygoing tenant, as was obviously intended, but really into a hostile, bitterly contested litigation. On each side lengthy proofs have been led, and "expert witnesses" adduced in numbers, till in the end the sum in dispute became an inconsiderable quantity in comparison with the costs incurred in ascertaining it. One very natural result of such procedure has been to create feelings of strong hostility between landlord and tenant, and to make each of them view the conduct of the other as an attempt not to reach the true state of the facts but as a desire to overreach. The object of the statute, as understood by those chiefly concerned in its administration, was to secure an amicable settlement of the questions between landlord and tenant, but it is felt that the Act has singularly failed to bring about that result. The strong feeling of all interested in the matter is that a more simple, certain, and

less expensive process ought to be devised for ascertaining the rights of parties. It is also felt that the parties' just claims are liable to be defeated by failure to observe some technical requirements, and that such provisions ought to be reconsidered and simplified if not altogether done away with.

The unanimous opinion is, as I have said, that the Act proceeds upon a sound principle, but that in order to make it a really effective measure the machinery for ascertaining parties' rights should be recast entirely. There are some who do not so much blame the provisions of the Act as the conduct of the arbiters who have administered it, but all the same the fact remains that the beneficent provisions of the Act can be defeated either by the procedure which it enjoins or by the arbiters who are called upon to administer the Act.

I have received many suggestions for the amendment of the statute and shall endeavour now to record in detail the various proposals made before me for the better carrying out of the principle which the Act recognises and establishes of awarding compensation to tenants for unexhausted improvements:

Suggested amendments of Act.

1. The view was all but unanimously expressed that the schedules appended to the Act should be abolished, and that all improvements executed by the tenant at his own expense, tending to increase the value of the farm or to give increased letting value thereto, should be paid for by the landlord at the termination of the tenancy.

2. That with regard to buildings and other improvements mentioned in Part I. of the Schedule the landlord ought to be protected in some way against responsibility for reckless expenditure to be incurred by the tenant on works not really necessary for the proper equipment of the farm.

3. There is a remarkable unanimity of opinion that official valuators should be appointed either by the Board of Agriculture or other responsible public body for the purpose of carrying out the provisions of the Act. It is felt that many of the arbiters who at the present time administer the statute fail to do so in the spirit of the Act, and there is the greatest dissimilarity and irregularity in the awards pronounced by them. There is a strong feeling that the arbiters usually selected are often too much influenced not by the merits of the case under consideration, but by local and extraneous matters which ought not to enter into their deliberations. If official valuators were appointed by some properly constitued authority it is believed that the administration of the Act would not only cost less but would proceed on a truer appreciation of the spirit and intention of the Act.

4. These official valuators it was argued, should be paid by Government, and thus hold an independent position, and have solely for their guidance the desire to hold the balance evenly between the landlord and the tenant. Of course none of those who spoke to me on the subject for a moment desired that the services of these official valuators should be given gratuitously, but it was thought that a scale of fees might be conveniently drawn up by the Board of Agriculture, or some other responsible public body, which would be payable by those employing the official valuator.

5. In the event of any question arising between the landlord and the tenant as to the necessity for the execution of any of the improvements specified in Part I. of the Schedule to the present Act, it was represented to me that any one of the official valuators might be called in to determine the question, and that in this way a protection would be given to the landlord against the extravagances of a tenant, or the useless expenditure of money upon doubtful improvements.

6. In regard to the laying down of land to permanent pasture and the execution of drainage works the view was again and again expressed to me, with great force, that a tenant practically ought to have a free hand. In many districts the laying down of land to permanent pasture is much more beneficial for the land than the cultivating of it under rotation crops. The landlords' consent is, however, at present required for this, and many instances were cited to me in which that consent had been refused, much to the detriment, it was thought, not only of the landlord, but also of the tenant.

On the question of drains the view was held and pressed upon me that no tenant would be likely to lay out money on these unless it was actually required, and that accordingly there should be no restriction and no consent required for drainage works.

7. A great portion of the time of my public meetings was also occupied in pressing upon me the absolute necessity for tenants being allowed compensation for home-grown produce consumed on the farm, which, in the ordinary course of management, would otherwise fall to be sold off. A great many who appeared before me supplied me with information as to the home-grown produce annually consumed by their feeding stock, and in many cases it amounted practically to the whole produce

of the farm. They argued that their adoption of this method of management tended very greatly to increase the fertility of the land, and generally improve the condition of the farm. They pointed out that, if instead of having their home-grown produce consumed they had sold it off, and bought feeding stuffs in place of it, they would have been allowed compensation under the Act as it at present stands, but by simply using their own produce they excluded themselves from the benefit conferred by the Act. This defect in the statute, I was informed, had led to a device being resorted to, whereby the farmer sold his own produce and bought similar produce from his neighbour. By doing so he brought himself within the provisions of the statute, and on quitting his holding was allowed compensation for the produce so purchased. There could not, it was argued, be any difference, in so far as the maintaining of the farm's fertility was concerned, between the manurial value of grain, &c., raised upon the neighbouring farm, and what was raised upon the farm itself, and therefore upon all equitable considerations farmers were as much entitled to compensation for that portion of their produce which would naturally have been sold, as for the same class of produce purchased from their neighbour or from any other source.

8. The whole of the witnesses who spoke upon the Holdings Act were unanimous in demanding that specific allowance should also be given for a long system of continuous high farming, or what they termed "cumulative fertility." Under a lease for a number of years it is not uncommon to find that, until the last three or four years of the lease are reached, there is not much attempt made to adopt a system of high farming, but that when the closing two or three years of the lease are reached, feeding stuffs and manures are bought in, largely for the purpose of making up a claim under the Holdings Act. The tenant who adopts this course gets the same compensation as one who has throughout his lease regularly purchased feeding stuffs and manures, and that although in the latter case the condition of the farm must be left in a very much higher state than in the other case. Those who spoke upon this subject held that this was a defect which should be remedied, and that the principle of allowing for cumulative fertility ought to be directly and expressly recognised.

9. Where a tenant enters upon a farm which is overrun with weeds, and thoroughly cleans and tills the ground according to the most approved rules of good husbandry, it was also pointed out to me that compensation ought to be allowed under this head. It was argued that great expense being necessary to secure the thorough cleaning of land which is allowed to become dirty, this outlay by the tenant should be reimbursed to him at the termination of his lease. It was common ground with everyone who volunteered information on the subject, and is a fact too well known to require emphasizing, that nothing is more calculated to improve the letting value of a farm, than to have the land free from weeds.

10. Those advocating thorough and full compensation to the tenant for any and every improvement executed by him, calculated to enhance the letting value of the land, at same time argued, that if the landlord should unfortunately select a bad tenant, who allowed the condition of the land to go down, and permitted the fields to be overrun with weeds, in such a case provision should be made for the landlord getting full compensation for deterioration of the land. I met with no farmer who was not prepared to protect the landlord's rights in this respect as fully as he desired his own rights to be protected for every improvement which might be made by him upon the farm.

11. With regard to the notice of claim by either landlord or tenant under the Act, strong opinions were expressed to me that these claims should be lodged at the same time, and that they should be put into the hands of a neutral party. The feeling just now is that a tenant, by being obliged to lodge his claim four months before the determination of the tenancy, is put under a serious disadvantage, and that the lodging of the claim very often causes the proprietor, or his advisers, to endeavour, if possible, to defeat the claim by making up some counter ones. If both claims required to be put into neutral hands on the same day, it is thought that there would be less tendency to rake up vexatious counter claims.

12. With regard to the arbiter to be appointed the views of those who favoured me with their opinions seemed to be strongly in favour of a single arbiter. My attention was, of course, directed to the Act of 1889, which provides for the appointment of a single arbiter by the sheriff, but this, it was thought, was not satisfactory, and the feeling rather was that an official arbiter would command more confidence

and have more independence than any arbiter selected either by the sheriff or nominated by the parties themselves.

13. With regard to the question of allowing for cumulative fertility and also of allowing for cleaning, &c., I inquired of those who spoke to me on the subject as to what recommendations they had to make for the protection both of landlord and tenant, and with the view of preserving evidence as to the condition of the farm at the commencement of the tenancy. The remedy suggested to me was that the farm should be inspected by the official valuator at the commencement of the lease, and a report by him upon it deposited with some public custodier, which report could be referred to if there should be need to do so at the determination of the tenancy. There seemed to be no difficulty in the minds of those urging this reform as to some practical way being found for working it out, and that at comparatively little cost or inconvenience to either party.

14. With regard to all improvements of a permanent nature to be executed by the tenants under the authority of the Act, a strong desire was expressed that provisions ought to be made for enabling the tenants to borrow during their tenancy upon the security of the improvements as executed by them. It was urged that if tenants were to undertake the erection of necessary buildings or the carrying out of extensive draining operations, a very serious portion of their capital would be locked up, which might hinder them in the proper prosecution of their industry. If, therefore, provisions could be made for giving to anyone advancing the money a suitable security, it was submitted that there was no good reason why they should not be allowed to borrow upon the security of them. In support of this view it was pointed out to me that if the landlord executed the improvements he could borrow money to meet them, and that the fact of their being undertaken by the tenant should make no difference in regard to the right to borrow for the purpose.

XXI.—Compensation to Sitting Tenants.

55. At one or two of my public meetings and in my private inquiries several prominent and influential farmers urged that it was a great defect in the Act that, in cases where an improving tenant renewed his lease, he often has to give a higher rent on account of his own improvements, without being able to claim compensation for the execution of these improvements. These parties argued that in such a case the improvements of the tenant should be valued and made payable to him in yearly instalments given as a reduction of rent, so that the sitting tenant should be compensated for his improvements as well as the flitting tenant. I discussed the subject fully with many eminent farmers, who were all strongly in favour of the Act being thoroughly amended. The vast majority of them admitted that there were very serious difficulties in the way of working out a system of compensation to the sitting tenant. They pointed out that the landlord would naturally enough decline to enter into negotiations for a fresh lease without knowing what sum he was to pay for compensation. The fact that the tenant had executed improvements of a certain value, for which he could claim compensation, would also cause any reasonable proprietor who was on good terms with his tenant to re-let the farm to the sitting tenant at a correspondingly lower rent, so that the tenant in that way would receive compensation in the form of a reduced rent. These gentlemen used that argument in reference to a reasonable proprietor on the one hand, and an improving tenant on the other, but as for the case of an unreasonable landlord and an improving tenant they admitted that nothing short of a land court would ensure for the tenant a renewal of his lease at such a rent, so much below the then letting value of the farm, as would compensate him for his improvements. The institution, however, of a land court which shall dictate to the proprietor in regard to the letting of his farm, and the rent at which it shall be let, is a step which all whom I have asked declare themselves unprepared to approve.

Compensation to sitting tenants.

The general view of those who spoke to me upon the Agricultural Holdings Act was that the tenant farmers of the country ought to have the utmost encouragement, not only in their own interests, but in the interests of the nation, to invest their money in developing to the utmost the resources of their holdings. This they felt they could not safely do unless they had guaranteed to them by Act of Parliament full compensation for any and every improvement executed by them which added to the letting value of the farms, and they also argued with great force that if they had a thoroughly good Agricultural Holdings Act, securing ample protection for the capital invested by them

in adding to the permanent value of the farms, they had not the slightest doubt that more capital would be attracted to the development of British agriculture, and that Scottish farmers would even yet be able to hold their own against their foreign competitors.

XXII.—Land Court.

56. There is only one other subject to which I think it necessary to direct attention before concluding this Report. At several of my meetings in the northern districts, the gentlemen who attended gave expression to the idea of introducing land courts, and extending the provisions of Lord Ashbourne's Irish Land Act to Scotland. These opinions, however, were not very generally held, but it is necessary to mention them. At the same meetings an opposite view was very often taken, and the introduction of a land court for adjusting the questions between proprietor and tenant was not, by many, considered to be either wished for or required.

Conclusion.

57. In concluding this Report I desire to express my thanks to all who have so kindly assisted me in my inquiries, and furnished me with information, very often at considerable inconvenience to themselves. While engaged in making my inquiries, I came into contact with all classes representing the agricultural interests, many differing very widely in the views held by them, but I have endeavoured in this Report to give impartial expression to the views of all who gave evidence before me, or furnished me with information, or stated their opinions at private interviews.

I am, &c.
JAS. HOPE.

APPENDIX A.

SELECTION OF ANSWERS MADE TO CERTAIN QUESTIONS CONTAINED IN SCHEDULE ISSUED BY MR. HOPE.
(*See* Paragraph 6.)

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Q. I.—*If landlords could obtain money from Government, at say, 2½ to 3 per cent., for the execution of improvements, would that in your opinion lead them to make further expenditure upon such improvements?*

Elgin. Ans. A.—Most decidedly this would be an inducement for landlords and tenants alike to get the land improved as to drainage, which is much wanted in some places, and the reasonable rate of interest would not be grudged by tenants.

Haddington. B.—I should say a great deal more money would be spent upon improvements, if it could be obtained at 2½ to 3 per cent.

Haddington. C.—Landlords that are not hopelessly over-borrowed can get money at 3¼ per cent., and can charge the improvements on the estates, and I do not think it would help much to get Government money at 2½ to 3 per cent.

Midlothian. D.—I am of opinion that it certainly would. At present, tenants have a very heavy interest to pay on drainage outlay, and if money could be obtained at the rates mentioned, it would, no doubt, induce tenants to improve their lands by drainage and lime.

Midlothian. E.—I think it would, but as prices of farm produce are so low, and there is little or no prospect of their improving, in present circumstances it is questionable whether landlords would feel justified in doing so.

Peebles. F.—I think farmers would drain at 2½ or 3 per cent. To many landlords money got at small percentage would be a great benefit.

Berwick. G.—Certainly, wherever such improvements could be done with a certainty of profit.

Roxburgh. H.—Landlords at present can easily obtain money at 3¼ per cent. in the open market. It might depend on the terms of repayment, &c., whether they would prefer taking money from Government at 3 per cent.

Banffshire. I.—I believe it would. What is most needed here (Banffshire) is houses for the married men on the farms, and if money could be got cheap, married men could get houses cheaper on the farm than they could by going to the town.

Banffshire. J.—I think it would.

Nairn. K.—If interest were cheap enough, I believe advantage would be taken of it. I do not think agriculture could pay 3 per cent.

Berwick. L.—I have no doubt it would lead to considerable improvements in the draining and liming of the land, if the money was supplied to the tenant at the same low rate of interest.

Selkirk. M.—This would depend upon the terms of repayment. The present rate of repayment of principal and interest is 6¾ per cent., which extinguishes the loan in 25 years, and my experience is that I prefer doing the work at my own expense, and not being hampered by arbitrary restrictions, such as being ordered by an inspector to make drains 4 to 4½ feet deep in a stiff retentive clay, and to make roofing timber double the necessary strength, &c., &c.

Elgin. N.—I do not think so. Entails hereabouts are pretty much broken down. Insurance companies are very glad to lend at such rates through the improvement companies.

Q. II.—*Have working expenses during the past* 10 *years increased or decreased? If either, to what extent?*

Midlothian. Ans. A.—Men's wages have not changed very much, but where a change has taken place it has been by way of an increase. I now at certain seasons require a greater number of men than formerly, owing to a want of female labourers.

Berwick.

	£	s.	d.
B. 1889.—Servants' wages	494	4	1
Implements and harness bought and repaired	68	1	3
Repairs, buildings and fences	47	0	11
Manager's salary and office expenses	36	9	6
Miscellaneous	32	5	4
	£678	1	1

	£	s.	d.
1893.—Servants' wages and allowances	476	15	1
Implements, &c. bought and repaired	62	12	3
Buildings and fences	25	18	2
Manager's salary, &c.	26	16	0
Miscellaneous	41	19	6
	£634	1	0

Women's wages have risen 1*s.* per week.

Roxburgh. C.—Working expenses have increased. Ploughmen were at one time paid most of their wages in produce. Now money wages are general, and this costs more to

the tenant. I would say men's wages are 2*s.* per week more, and women 1*s.* 6*d.* per week.

Selkirk. D.—Ploughmen's wages have not increased, and shepherds' wages are rather lower: but workers for turnip thinning, haymaking, &c., have got scarce and their wages have risen.

Irish labourers for this sort of work got at one time 1*s.* 6*d.* per day. They now get 8*s.* 6*d.* per week and food, and lodgings besides. Last harvest I had to pay Irishmen 1*l* per week and food and lodgings, irrespective of weather, and they were difficult to get at the price.

Elgin. E.—Increased considerably. Our books show—
In 1851, Grieve 12*l.* per annum.
In 1882, wages for men 10*l.* to 13*l.* each.
In 1894, wages for men 14*l.* to 17*l.* each.

Q. III.—*Have you any observations to make upon the working as between landlord and tenant of the Agricultural Holdings Act?*

Elgin. Ans. A.—I make a good many valuations, and find that there is a good deal of difficulty when both parties are not on good terms; that the machinery of the Act is far too cumbrous when a dispute arises; and that the expense of lawyer's fees is too much. In some instances, however, I have had no difficulty whatever in making an award.

Roxburgh. B.—As the Agricultural Holdings Act stands, there is far too much expense incurred in making good a claim by either party, which, in my opinion, should not be the case.

Haddington. C.—It has been a good Act for the lawyers and valuators; but has done landlords and tenants very little good. It requires amending to a considerable extent.

Haddington. D.—The Agricultural Holdings Act establishes a tenant's right to compensation for improvements effected by him, but, in many cases, fails to secure that compensation to the tenant.

Haddington. E.—Each gain an acknowledgment of right to compensation. A great benefit got from amending Act (52 & 53 Vict. c. 20.) empowering either party to claim single arbiter. Otherwise, little else than a delusion and source of work to lawyers.

Midlothian. F.—The Act in its present form is far from satisfactory, and might, I consider, be very much simplified.

Midlothian. G.—My opinion is, that it has been a great benefit to the lawyers, but little or none to either landlord or tenant.

Peebles. H.—The working of this Act has not been satisfactory. The tenants are not free of blame for this; putting in too high a claim is often done.

Berwick. I.—The Act is good in principle; but it should be simpler, so as not to require lawyers to work it or expound it. I am of opinion that there should be appointed by the county council for each county a thoroughly qualified arbiter, whose decision should be final, if according to law. If this be done the Act should not be hedged in with legal procedure, but the amounts of compensation or deterioration (if any) should be estimated by the arbiter on equitable grounds, guided, of course, by the Act. In my little experience of the Act, the lawyers have had more cause to bless it than landlords and tenants have had.

Banff. J.—I do not think the Act has been of any use whatever. The damned rascals of lawyers and lairds have managed to make it inoperative. The principle of the Act is good.

Banff. K.—The Act is too indefinite, and leads to great expense in adjusting claims. As far as compensation for improvements is concerned, on account of the expense, the Act may be said to be a dead letter. When lawyers have to be employed the expense goes beyond the amount recovered.

Nairn. L.—It is a badly framed Act. I never heard any good of it. A rightly framed Act is very necessary.

Selkirk. M.—I think that it would be much better to have sworn officials appointed to settle the claims betwixt proprietors and their outgoing tenants, instead of the present system of a man being appointed by each party to fight for his interest, and the final settlement devolving upon the oversman.

N. Apart from the principle, there is not much in the Act. What little there is has hereabout been arrived at without much trouble or costs. With a fair clear statement of claim on both sides, a competent arbiter should be able to take a grip of the matter, and decide without the incurring of much costs. A weak man, acting as arbiter, leads to such statements as we heard from Mr. Guild at Aberdeen. Elgin.

Q. IV.—*Have you any suggestions to make which would in your view, improve the working of the Agricultural Holdings Act and still carry out the principle contained in the Act that compensation should be given to the tenant for that which belongs to him in and upon the land.*

Ans. A.—If tenants are to be encouraged in the interests of the nation to develop to the utmost the resources of the land, Part, I. of the Schedule to the present Act should be put upon same terms as Part II., and should be extended to include any other improvement actually increasing the value of the holding as an agricultural holding. Part III. of the Schedule should be extended to include, (1) Consumption of feeding stuffs on the holding by horses; (2) Consumption on the farm of produce that would naturally fall to be sold; (3) Compensation for improvement by the tenant of the general condition of the farm, and corresponding claim by landlords for deterioration; and (4) Compensation to sitting tenant. Haddington

The procedure for determining the respective rights of landlord and tenant should be simplified; (1) Notice of claim for compensation under the Act, to be given by the tenant not later than 14 days before the determination of tenancy. Notice of counter claim by landlord, to be given not later than the determination of the tenancy; (2) Official valuers to be appointed for each county by the county council, subject to the approval of the Board of Agriculture; and all referees appointed under the Act to be selected from the list of official valuers. In the event of landlord and tenant not agreeing upon one or more referees, a single referee to be chosen by the sheriff of the county from the list of official valuers; and (3) The award of such official valuer to be final, except certain reservations for appeal on points of law where the claim for compensation exceeds 200*l.*

B.—I think it would simplify the working of the Act very much, were there paid valuators who could decide the claims (without the necessity of employing any lawyers) and whose decision would be final. Valuators for each county or district. Roxburgh.

C.—I think there should be no appeal against the awards of the arbiters or oversman; their decision should be binding and final as in the case of arbitrations in other matters affecting much larger sums; also that the claims for compensation by both landlord and tenant should be lodged on the same day, so as to circumstance both parties alike. There should be compensation for land left at waygoing in a better state of cultivation than that which it was in when the tenant entered the farm, and also for land laid down into old grass without the landlord's consent. Haddington.

D.—Landlord and tenant to lodge claims at same time. Haddington.

All Schedules to be abolished and all improvements which add to letting value to be paid for.

Home grown foods consumed at the holding to be paid for.

General condition of holding as showing a long time of "good farming" to be taken into account.

Simplification of procedure.

These are, as shortly as I can state, a few of the improvements necessary.

E.—I consider the working of the Act would be improved by the appointment of arbiters for each county whose decision should be final. Midlothian.

F.—I think everything done on the farm by the tenant that adds to the letting value of the farm ought to be paid for by the landlord at the end of a lease; and *vice versa*. Under my present lease, which I entered on in 1888, it is arranged that I pay rent for the farm as it was at the time, and 5 per cent. interest on all improvements, drains, buildings, &c., all which are specified in the lease. I think this is a good way Midlothian.

way to keep out of having any claim for compensation for permanent improvements.

Peebles. G.—I think if landlords would put in their leases substantial compensation clauses, that would keep the good feeling betwixt laird and tenant better than any Bill. For land put down properly in pasture, compensation should be given. For grain grown and consumed on the farm by sheep and cattle, compensation should be given. Each county should have an arbiter appointed by the sheriff. I am of opinion the landlord should have the power to say whether drainage or buildings is necessary.

Berwick. H.—I am fully of opinion that provided justice is done to the landlord in awarding him damages for deterioration of buildings or land or otherwise, full and fair compensation should be given to the tenant for any outlay (not covenanted to be made under lease) which has enhanced the letting value of his farm at his outgoing. The want of these two arrangements has been much against the development of agriculture.

Roxburgh. I.—To carry out properly the working of the Agricultural Holdings Act, a certain number of qualified arbiters should be appointed by each county council, subject to the approval of the Board of Agriculture or the principal sheriff. Should a tenant wish to carry out any improvements entered in Parts I. and II. of the Schedule to the Act, it should be that he would apply first to the landlord for his consent, and should the landlord fail to consent, the tenant would then apply to one of the arbiters appointed as above to determine whether or not the contemplated improvement would add to the letting value of the farm. If found that it would do so the tenant would then be entitled to proceed with it and to claim compensation in the same way as under Part III. Part III. should be made to include the consumption on the holding of grain which would otherwise have been sold. With the view of encouraging a tenant to farm well and to put his farm into the best possible condition in every respect all through his lease, either the landlord or the tenant should be entitled to ask one of the county arbiters to inspect the farm, either at the commencement of a lease or during the currency of the same, and to give a full report on the general condition of the farm; said report to be kept for future reference. Should the tenant by high farming and liberal manuring evidently improve the condition of the farm; and, in particular, if he should by a continued use of cake and manures, improve the condition of any permanent pasture, the arbiter appointed to value the compensation due shall take the improved condition of such arable or pasture land into account in giving his award. On the other hand, should a tenant allow the condition of a farm to get down, to get foul from weeds, or to get otherwise deteriorated in value from bad management, the landlord should be entitled to make a claim against him for such deterioration, the amount of which the arbiter would determine.

Should Government agree to advance money on land at a small percentage, the tenant should have a right to borrow for carrying out improvements under Parts I. and II. of Schedule.

Should the tenant wish to make a claim for compensation, he should have to do so at least one month before the termination of his tenancy, and should a landlord wish to give a counter claim, he should have to do so at the termination of the tenancy.

As the present Act does not explain the real meaning of the words "termination of the tenancy" the point should be made clear.

In choosing an arbiter the parties should have power to select anyone they might wish from the list of county arbiters. If they did not agree, the sheriff to be called upon to appoint one from the said list.

Banff. K.—I would cut the throat of every lawyer that meddles with the Act. Put the tenant on the same footing with the landlord; have an arbitrator appointed by the sheriff, whose decision would be binding; make it a case of capital punishment for a landlord to attempt to contract himself out of the Act by any means.

Banff. L.—Compensation clauses ought to be made more definite; stating how many years back compensation ought to date from; and the scale for the different manures for each year. Several of the improvements in Part I. of the Schedule to the Act might with advantage be put in Part II., with perhaps an appeal to the arbiters. Arbiters for the different districts to be appointed by Government or some public authority.

Increased fertility and letting value caused by the tenant ought to be valued and paid to him on removal without restriction as to time when the improvement was made if outwith any agreement to make the improvement.

Nairn. M.—All improvements and manures in the soil, as well as general cleanness and good husbandry, should be valued by two licensed men or one chosen mutually, a scale of points to be drawn up as a standard and bearing a certain value and a record kept. If I improve my farm during my tenancy a certain number of points I should be paid, and *vice versâ*. Of course, it should be optional for proprietor and tenant to arrange it to avoid expense. If it were made compulsory for proprietors to pay for buildings or other works unauthorised by them, these works should be only valued at what they are worth to the farm.

Berwick. N.—I hold that an improving tenant who has carried improvements out from year to year throughout his lease is entitled to have the compensation determined as for more years than those presently awarded, for it is nonsense to say that certain manures are exhausted in two or three years; but, all the same, the tenant who has expended money in manures during the last two or three years of his lease (with a view to getting up a claim for unexhausted improvements) should be paid compensation for that period only. A tenant should receive compensation for all permanent improvements whether sanctioned by proprietor or not.

Elgin. O.—Repeal the Act. Give us an entirely new Act. Too many Acts lead to confusion, and then a codification is necessary; tenants ought to be paid for all improvements that are beneficial to and add to the letting value of a farm. There should be no bottling up of claims by landlords (in silence) for years and then launching them at the end of the lease.

Q. V.—*Have you any complaint to make as to the Imperial and Local taxes and rates paid by you as tenant of your farm, viz., income tax, poor and school rates, and the assessments imposed by the county council?*

Haddington. Ans. A.—All taxes are rent and adjust themselves when offers for farms are made. New taxes are a burden on leaseholders, as, for instance, school rate, and to some extent they should not fall entirely on occupiers; but I cannot see how a change can be arranged.

Midlothian. B.—Poor and school rates and assessments imposed by the county council ought not to be levied on the rental of farms at the same rate as on house property. Means and substance should bear a larger share of these rates.

Peebles. C.—Local taxes are increasing. The poor rate falls heavily on farmers in the parish of Peebles and Innerleithen; the other parishes have small assessments, having no houses for paupers who come to the town, and in five years find a settlement. I would extend the area of taxation for the poor assessment. The county council has increased taxation. The fault of the age is Parliament passing Bills the people do not ask for.

Berwick. D.—The tenant pays in Scotland income tax on one-third of his rent as his income. I consider this fair, and if it, by necessitating production of accounts in order to obtain exemption, would induce all farmers to keep strict accounts of their farms, so as to know what income they are making, much good would result.

I am of opinion that landlords and tenants of farms pay an undue share of poor rate, &c., in comparison with shopkeepers and others, who pay only on house and shop rents.

Roxburgh. E.—The assessor now adds the money paid for fire insurance on buildings to the rent in the valuation roll, consequently tenants have to pay county and parish rates on their fire insurance premiums, which looks unfair.

Banff. F.—Something may be said against the farmer and the landlord having to pay upon the rental and a capitalist only on his house.

Berwick G.—In the altered circumstances of the times, very few farmers have a third of their rental as their income, but considering the means farmers have at their command to have the tax returned, it is their own blame if they do not take advantage of it.

I would have parish rates put upon means and substance, so as to take in the monied part of the community, and those that have fixed incomes.

Q. VI.—*What is your opinion in regard to the cropping clauses usually contained in leases? Are you in any way restricted as to the sale of any portion of the produce of your farm?*

Elgin. Ans. A.—All these clauses should most certainly be done away with, and the tenant allowed to farm the land according to what he considers most to his advantage.

I am restricted to a course of cropping, and also as to selling straw or turnips, which is a great disadvantage, I being so near a town, where plenty manure can be got.

Roxburgh. B.—I consider that a tenant who farms his land according to good husbandry should have an open lease.

Haddington. C.—I see nothing wrong with the cropping clauses in the leases in this district (East Lothian), I am restricted to a very reasonable extent. I am never called in question how I farm.

Haddington. D.—Freedom of sale and of cropping, with suitable reservations to protect the interests of landlords, would be an immense advantage to many tenants, who are at present very much hampered by antiquated restrictions.

I have, myself, very great freedom, both as to cropping and sale of produce, to the mutual advantage, I think, of landlord and tenant.

Haddington. E.—In nearly every instance the cropping clauses in leases are a hindrance to making land pay its rent.

The landlord is entitled to safeguard himself from having his land ruined; but if two white crops were not to be taken together, and letting value being taken into account for improvement or depreciation, little else would be required.

Midlothian. F.—Cropping clauses, I am of opinion, should be abolished, and a tenant allowed to farm his land to the best advantage, in which case it would not be for his interest to miscrop his farm.

Midlothian. G.—My opinion is, the usual cropping clauses have not proved sufficient to prevent a bad tenant from deteriorating the land; and, as they are not required in the case of a good tenant, it is best to have such freedom of cropping in a lease as will allow the raising of those crops that are most marketable, while at same time the land must be kept up in a good fertile state. My own lease is so framed that I am at liberty to farm as I wish. The only restrictions under it are that I cannot take two white crops in succession without applying heavy manure, and I am bound to have, at all times, about one-fourth of the farm in grass (hay and pasture). I have free sale of all the produce, both during and at the end of my lease.

Peebles. H.—Many farms are now taken with a break in five years. In such cases cropping clauses must be in the lease. For 15 or 19 years leases freedom should be given, but lease the farm in a proper rotation, suitable for the district. I am only restricted from selling straw, one which I do not object to.

Berwick. I.—Generally speaking, cropping clauses have been framed according to the kind of farming most suitable to a given district, and as short leases are now best for both landlord and tenant, cropping clauses are necessary in the generality of cases. On the other hand, if a factor knows his business, he should be able to arrange satisfactorily and equitably with the tenant for any change of cropping which may be required.

Roxburgh. J.—Many of the cropping clauses in leases are perfectly ridiculous, and tenants sign them trusting they will never be enforced. In my own lease all that is said about cropping is that there shall not be more than one-half of the arable land in white crop in one year, and that two white crops shall never succeed each other. I have fair freedom of sale.

Banff. K.—The cropping clauses are a perfect humbug. A good farmer will not spoil the land, although he has perfect freedom. I cannot sell straw, however much dung I may buy.

Banff. L.—Cropping clauses must be looked upon as a nuisance. Abolishing them would have a beneficial effect in making landlords more careful in selecting good tenants. The regulations of estates generally restrict the cropping, but in many cases the restrictions are a dead letter. In my case they are varied.

Nairn. M.—Very ridiculous cropping clauses are often found in estate regulations; but if the Agricultural Holdings Act were amended in the manner I have suggested (Answer M. to Question IV., *supra*), these could be done away with, the only stipulation being the leaving of the farm in a rotation approved by the husbandry of district.

Berwick. N.—So long as a tenant keeps within the term "Good Husbandry," he should be allowed to crop as he has a mind. I am restricted in the sale of straw and turnips, and to the extent of five acres of potatoes, and five of hay. A tenant should be allowed to sell anything or everything so long as he keeps up the fertility of the soil.

Selkirk. O.—As long as a farmer grows good crops and keeps the farm clean, and everything in good order, there ought to be no restrictions as to cropping, at all events, till within about four years of the expiry of his lease.

Elgin. P.—Such clauses are a nuisance and a trap for tenants. All tenants are restricted as to sale of certain of their produce. Lawyer-factors are very fond of these clauses, and now have their leases printed with such in them. They are afraid that without such they would lose hold of their tenants. The cry against lawyer factors is a mere parrot cry without any foundation. The penalty for cross-cropping should be put on the same footing as the penal clause in a deed, *i.e.*, exist only as a fund, out of which the landlord could have damages for proved deterioration. In practice, such is often rendered necessary by the seasons alone; failure of grass seeds in a very dry year, land much given to canker, and near towns, lands destroyed for grazing by white lead, &c., &c. In many cases the land is only enriched by such cropping.

Q. VII.—*Do you consider that the present law of entail in any way hampers the proprietor in dealing with his property from an agricultural point of view?*

Selkirk. Ans. A.—Where he has a large family to provide for, and little or nothing beyond his landed property, and that strictly entailed, he cannot without injustice to the younger children expend money on a property which is all to go to the eldest son, so that in that way he is hampered.

Q. VIII.—*Has the demand for farms increased or decreased during the past 10 years?*

Roxburgh. Ans. A.—The demand for farms has rather increased the last two years. Many of the farms which have been vacant have been taken by parties who had made money at other professions, and who fancy a country life without counting the cost. This species of competition tells seriously on practical farmers, as they must either offer beyond their valuations or retire from farming altogether. They try the former, hoping "something may turn up."

Banff. B.—The demand for large farms has not increased, but I should say for small and medium the demand is greater. Farmers who have had large farms have lost a large part of their capital and will take a smaller one. The demand for crofts is great. Many of the married farm servants would take a croft if they could get it.

Q. IX.—*Do you consider that the necessities of the present times call for periodical readjustments of jointures to widows of deceased proprietors of entailed estates?*

Haddington. Ans. A.—The fall in the value of land, as of other property, which has taken place during the last 18 years, owing to the continued appreciation of the standard of value, has made jointures on many estates most unjust, and such jointures should in equity be readjusted till the standard of value is made more stable and a more fair and permanent record of obligations over long periods of time.

Selkirk B.—I know of one property burdened for the jointures of two widows, viz., the widow of the last proprietor

and the widow of his father. At present the returns from the estate suffice to pay these two jointures and leave a small margin, principally the rent of the Mansion House and shootings, to support the children of the late proprietor; any further fall of rent would leave these children destitute if the jointures are to be exacted in full. Therefore there must be a readjustment.

Q. X.—*Will you please state the prices received by you in 1882 and in 1893 for stock and crops?*

Midlothian. Ans. A.—

—	1882.	1893–4.
Store Stock—		
Sheep, per head	None.	None.
Cattle "	"	"
Fat Stock—		
Sheep, per head	59*s.* to 46*s.*	46*s.* 6*d.* to 36*s.*
Cattle "	25*l.* 10*s.* to 19*l.* 10*s.*	21*l.* 15*s.* to 16*l.*
Crops—		
Wheat, per quarter	32*s.* to 33*s.*	None.
Beans "	—	"
Barley "	30*s.* 6*d.* to 29*s.*	"
Oats "	29*s.* to 24*s.*	21*s.* to 22*s.*
Hay, per ton	4*l.* to 4*l.* 15*s.* (off rick).	4*l.* 10*s.* to 5*l.* 10*s.*
Potatoes, per ton or per acre	7*l.* 5*s.* to 4*l.* 10*s.*	5*l.* to 28*s.*
Turnips, per ton or per acre	None sold.	18*s.* to 16*s.*

Berwick. B.—

Fat Stock—		
Sheep, per head	3*l.* 1*s.*	1*l.* 18*s.*
Cattle "	20*l.*	15*l.*
Crops—		
Wheat, per quarter	2*l.*	1*l.* 4*s.*
Beans "	1*l.* 15*s.*	1*l.* 9*s.* 6*d.*
Barley "	1*l.* 12*s.*	1*l.* 10*s.* 6*d.*
Oats "	1*l.* 6*s.*	19*s.* 6*d.*
Hay, per ton	5*l.*	—
Potatoes, per ton	4*l.* 10*s.*	1*l.* 10*s.*
Turnips "	—	—

Selkirk. C.—(1.) From a return by Messrs. Oliver & Son, Hawick Auction Mart, at my request, being a comparison between 1882 and 1892:—

—	1882.	1892.
Cheviot Wed. Lambs	19*s.* 6*d.*	8*s.* 9*d.*
Seconds	17*s.*	6*s.*
Mid Ewe Lambs	21*s.* 3*d.*	11*s.* 9*d.*
Shots	18*s.* 6*d.*	4*s.* 3*d.*
Draft Ewes	42*s.*	15*s.*
Half Bred Wed. Lambs	29*s.*	19*s.*
Ewe " "	31*s.* 6*d.*	21*s.*

Prices in 1893 varied a little, up or down, according to condition, say, about one or two shillings per head.

(2.) From my own books:—

—	1882.	1892.
Half-bred Ewes	58*s.* 6*d.*	32*s.*
Half-bred Lambs	28*s.* 6*d.*	16*s.*

No fat stock or grain sold, this being almost entirely a pastoral farm, from which the stock is sold lean.

D.— Elgin.

—	In 1882.	In 1893–4.
Store Stock—		
Sheep, per head	Tups B. L. 7*l.* 10*s.*	6*l.*
Cattle "	82*s.* per cwt.	60*s.* per cwt.
Fat Stock—		
Sheep, per head	—	—
Cattle "	82*s.* per cwt.	60*s.* per cwt.
Crops—		
Wheat, per quarter	40*s.*	22*s.*
Beans "	—	—
Barley "	35*s.*	25*s.*
Oats "	30*s.*	20*s.*
Hay, per ton	—	—
Potatoes per ton or acre	—	—
Turnips " "	About the same then as now.	

Q. XI.—*Generally, I shall be glad to have any suggestions which you have to offer to me bearing upon the agricultural depression in Scotland and the best method of relieving it.*

Ans. A.—Lower rents; free sale of produce; freedom of cropping; and better prices. Elgin.

B.—I believe the depression in agriculture during the last 18 years to have been mainly caused by an almost continuous shrinkage of values of almost all kinds of farm produce. Haddington.

I believe that shrinkage of values to have been mainly caused by an appreciation in our standard of value, owing to a monetary revolution, which has been going on since 1873.

I believe that if that monetary revolution is not arrested, and further legislation against silver stopped, prices shall go lower still, and that a large proportion of tenant farmers shall be ruined.

I believe that the only mode of relieving us from the deadening and benumbing influence of an ever appreciating standard of value and a further shrinkage in prices of produce is to re-establish by international agreement a bimetallic standard of value.

C.—(1.) Improvement of Agricultural Holdings Act to make real compensation obtainable. Haddington

(2.) Alteration of the Ground Game Act, so that tenants may protect themselves by any method they choose; damage by game from woods to fall on owner of wood.

(3.) That rates by public carriers should be the same for home and foreign goods, a reasonable minimum quantity being fixed, and where through rates are given, the railway rates to be stated separately.

(4.) Imported meat to be sold under a Merchandise Act as foreign, and public inspector appointed to carry out the Act.

(5.) Lower rents; these it is useless to look for with present demand for land.

(6.) Generally more liberal conditions in land letting.

Note.—I consider the chief cause of depression, as arising from too high rents, has been entirely due to reductions of rents given in some cases and refused in others, simply because one party had capital and (or) skill to carry out his bargain. If no reductions of rent had been given (or given equally to all) rents would soon have adjusted themselves to the times, and it would have been better for all concerned now.

D.—If an estate is a fairly good one, and if free of debt and extra family burdens, and if the buildings, fences, roads and drainage are good, then secure a factor who really knows what good profitable farming and estate management are; give tenants fair conditions; take utmost care that good tenants are chosen who really know their business; give short leases, coupled with full and fair compensation if any change occurs, and I cannot see any more which can legitimately be done. Berwick

E.—I consider the amendment of the Agricultural Holdings Act, and perhaps a change in the currency laws, to be about the most that Government can do to improve the condition of agriculture. As long as farmers continue to offer rents for farms which cannot be made out of them they must suffer. The greatest flaw in Agricultural Holdings Act is that it does not Roxburgh.

sufficiently reward a tenant who has farmed well all his lease and put a farm into the best possible condition. The schedules used for cakes and manures extending only a few years back do not cover it.

Banff. F.—I do not see how it can be relieved, but a good many things would help. I would not give any rent if I have a bad season; compel the railway companies to carry produce cheaper; cheapen the parcel post, so that butter, eggs, fruit and poultry could be sent to the towns quickly and cheaply; break up a big farm here and there and give a working man a chance to a bit of land; lend him money at 2½ per cent. to do his building. I consider that the Crofters' Act should be applied to all Scotland.

Banff. G.—Protection of our herds from disease from abroad; an equitable adjustment of carriage rates as between home and foreign produce; prevention of foreign meat being sold as home bred and fed; all hampering restrictions as to destruction of vermin that prey on the crops done away with; restrictions as to cropping and sale of produce abolished; better (as to quality and quantity) housing of the aged labourer, and, I think too, a more equitable adjustment as to tenure of house is due to the labourer.

But with all these and other such things given effect to, if present low prices are to be the condition of things in the future, I fear the rent of land must come still further down. The margin of profit is too small.

Nairn. H.—A very large number like myself have lately purchased farms from the Duke of Fife, which shows that there is a general trust in the future of agriculture, and that by practising economy we may tide the depresion over. We have most to complain of in being charged heavier railway rates than foreign produce. This ought to be stopped by the Government.

Elgin. I.—Give farmers a much freer hand to crop and sell; security for their property; cheaper railway carriage of produce; and, if all fail, I fear then the rents must come down.

APPENDIX B.

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APPENDIX B.

Selections from Notes of Evidence given at Public Meetings.

Linlithgow Meeting, 18*th June* 1894.

James Somervail, Glendevon.

There has been depression in agriculture during the last 10 years, but it has certainly not been so bad as in the prior 10 years, which was shocking.

Bad seasons have been the cause of the depression more than anything else.

There have certainly been a good many changes of tenancy during the past 10 years.

Rents have fallen during that period, but I cannot state the percentage of the fall.

I do not think proprietors have had to take land into their own hands for want of suitable tenants at reasonable rents.

Drainage and other improvements have gone on as formerly. I cannot say whether it is or is not the practice for tenants to pay interest on money expended on improvements. I cannot say that there is any want of money on the part of proprietors in West Lothian. The properties in this country (West Lothian) are owned by competent proprietors, and no improvements necessary have been left undone for want of money wherewith to execute them.

Money at low rates of interest would, of course, in those days of high taxation and low rents be a great boon, and it would be a great advantage to proprietors to be able by means of obtaining money at lower rates of interest to assist their tenants, and, of course, proprietors would be much more liberal in assisting tenants if they could get money at moderate rates of interest, especially now that insurance companies have banded themselves together not to lend money unless they get 4 per cent. interest. This combination operates greatly against owners of mortgaged estates.

Wages have not gone up much, and I do not think that the men or the women workers get more wages than they did 10 years ago. [Tradesmen's accounts, however, have risen].

I have no experience of the Agricultural Holdings Act.

Linlithgow Meeting, 18*th June* 1894.

W. H. Henderson, Solicitor and Factor, Linlithgow.

It appears to me that the sums allowed under the Agricultural Holdings Act for unexhaused manures are unreasonably high. In cases where tenants occupy grass parks and feed their stock with cake, I do not consider that the land is made more valuable, and as the occupiers do not pay more rent when they enter upon fields containing unexhausted manures, I think the value of unexhausted manures is much over-rated.

Q. *Mr. Hope.*—There might be things that keep down what would otherwise be the value in such cases?

Ans.—No, I never change the tenants. That is my habit, and on six or seven considerable estates, and on other smaller ones that I manage, I find that, notwithstanding the unexhausted manures, the tenants on these estates cannot keep more stock.

I think the taxes on land are unreasonably high. I feel that landlords and tenants who used to have protection with reference to importation of grain from abroad had a great deal of taxation put upon them on account of that protection. Seeing that that protection has ceased, I think a great deal of the local taxes ought to be payable out of Imperial revenue. The taxation of land was fair so long as tenants had protection, but it has not been fair since that protection was taken away. I can suggest no other way than the one I have mentioned, of relief of taxation to proprietors and tenants. I have an idea that there are far too many collectors of rates. Rates are now to a large extent payable equally by landlord and tenant, and it appears to me that a great deal of expense would be saved if one person would collect the whole rates leviable from landlord and tenant, the parochial board and school board which administer the rates being entitled, as district county councils are at present, to requisition the collector for what they require. This would effect a saving and lead to the better collection of the rates.

The county council rates are to my knowledge well collected, there being one hundred times more arrears of parochial than of county council rates.

I consider that the whole of the rates should be thrown upon the county generally, because land has now no protection. I would like to see them paid out of the Imperial revenue, and to see people that make paupers pay for the keep of these paupers.

I have very, very seldom in 40 years' experience had occasion to quarrel with tenants as to cropping. I am in favour of allowing tenants to crop according to the "rules of good husbandry." It is not in the tenants interest to crop otherwise. In this district there is not much miscropping.

I hardly ever advertise farms, as I generally let them privately.

Rents have not fallen to a very large extent.

There is a large number of entailed properties in this county, but so far as I know there is no difficulty due to the entails. I think that the landlords in this county are, as a rule, fairly liberal in their dealings with their tenants, and I know that the landowners that I represent are always very reasonable.

I have one instance of a fee simple estate where the late owner left a jointure of 1,000*l.* a year to his widow, with possession of the Mansion House. An arrangement was made with the widow under which 200*l.* per annum was to be given in lieu of possession of the Mansion House, thus making her allowance 1,200*l.* The proprietor died about 1874, and for a time thereafter the property was quite able to pay the jointure. The rental, however, after a time decreased, and ultimately fell to 800*l.*, and the difference between that sum and the 1,200*l.* had to be made up otherwise than out of the rental of the estate. The proprietor that provided this jointure left, in addition to the estate, a large personal property, but this went past the heir to the estate.

I think that jointures should be adjusted to fluctuations of rental. By the law of entail the landowner is limited as to the number of years' rental, but the pinch lies in this, that once he grants the provision, the widow can claim her pound of flesh. however much the rental may fall.

I have had very little experience of the Agricultural Holdings Act.

Galashiels Meeting, 19*th June* 1894.

Walter Elliot, Hollybush.

I have no doubt that landlords would accept Government money at low rates of interest.

As regards the profits of farming, I have been looking over the books of one of my farms, and find that of the 11 years from 1882 to 1893, five show little profit, while the other six show a loss, and that without charging interest on capital or my own supervision.

There has been a rise in the cost of labour of 1*s.* 6*d.* per head per week.

I have seen and have had to do with a great deal of trouble in connexion with the Agricultural Holdings Act. The Act requires to be greatly amended and simplified, and the arbiter should be appointed by the sheriff. I think you could not get a better authority than the sheriff to appoint the arbiter. In regard to amending the Act, every improvement made by the tenant should be paid for by the landlord, and when a tenant retakes a farm he should not have to pay rent on his own improvements or the landlord should, if he did, treat him in the same manner as if he were leaving, and compensate him accordingly.

The Act wants radical amendment: it is presently murdered by those who administer it, and I think a great matter is that the Act should be simplified so that its administration should be proper, as the administration has been hitherto as much at fault as the Act itself. This I found to my loss several times. In fact the administration of the Act has been a "job."

The question of taxation is, I think, more the landlord's, because when a farmer takes a farm he usually makes inquiry as to the taxes, and calculates the rent accordingly. When taxes, however, are raised or imposed during the currency of a lease, that makes a difference, and the increase in such cases should be borne by the landlord. As an instance of increase of taxation during the currency of a lease, I may say that when I took one of my farms the road rates were 5*l.* 12*s.* 6*d.*, but on the passing of the Road Act they were increased to 21*l.* 5*s.* 6*d.*

Cropping clauses, I notice, are usually very absurd and injurious, both to landlord and tenant. Such clauses are, I think, a great mistake. I myself have none; the only thing I am debarred from doing is taking two white crops in succession. No cropping clauses will make a bad farmer a good one, but they have made many a good farmer a bad one by compelling him to do things which otherwise he would not do.

Foreign meat should be sold as such, and no foreign produce should be carried at lower rates than home.

Less rents would be a remedy for the present depression, but in face of the present demand for farms the situation cannot be altered in that way, but I maintain that if you give tenants full security for their outlay, and make it distinctly understood that on a tenant retaking his farm, he must not be rented on his improvements, there will be less heard of agricultural depression.

That the sitting tenant should be compensated for his improvements is one of the principal points. The payment could be made by way of a slump sum, the new rent being commensurate to the improved condition of the farm or by way of a reduced rent. Either way would be satisfactory, so long as the sitting tenant was assured of full compensation as well as the way-going tenant.

J. Scott Dudgeon, Longnewton.

Galashiels Meeting 19*th June* 1894.

Has there been depression? It depends on what you call agricultural depression. So far as labour is concerned there has been none, as the labourer is better off now than he ever was before. As regards others, there has been considerable depression. Rents, however, during the last 10 years have not fallen nearly so much as during the former decade, while latterly there has been more demand for land.

The depression has been caused by bad seasons and continuously falling prices, the latter still going on. The depression is, in my opinion, greatly augmented and made more lasting by the system of management of estates, encouraging tenants to offer large rents in the knowledge that remissions will be made if persistently urged for. Thus rents have been forced up by men being encouraged to offer exorbitant rents in the expectation that they would soon get these rents down. One of the greatest evils to agriculture in this country has been that bargains have been made and not fulfilled. If payment of whatever rent had been promised had been made compulsory, I do not think we would have seen land so highly rented. That would have ruined a few

farmers, but farmers would very soon have learned to protect themselves by not going into the market and offering too high rents if they knew that this condition would be invariably insisted on. I sympathise with those landlords who never advertise farms, but make arrangements with their tenants, in which case farming can be carried on to the advantage of both landlord and tenant, and of the country at large; but where you find estates—and there are many such in this country—where farms are advertised, and the highest rents are taken, then I say that in these cases the rents promised should be insisted on and paid, so long as the tenant has a halfpenny to pay them with. If this were done, I do not think tenants would recklessly offer for farms. I do not think that it is fair to other offerers that anything else should be the rule than payment of the rent offered. There are plenty of men that offer rents that they are quite prepared to pay, and they are opposed by others that offer rents that they have no intention of paying.

There have not been many changes in tenancy caused solely by the bad times.

The desire among landlords has been to subdivide land, and I think it would be a great advantage if land were subdivided. As a social question, it would certainly be a great advantage.

There is more demand for small than for large farms, and for small farms too high rents are obtained. There is this difficulty, however, in connexion with the subdivision of farms, that such a change entails enormous expense, and at present it is idle to talk of it.

There has been a cessation of works of improvement.

It used to be quite usual for tenants to pay interest on outlay on improvements, but in late years this has been abandoned.

It would, I think, lead to proprietors making further improvemants, if money were got at low rates of interest. Money might be advanced by Government to tenants in this country to enable them to purchase their holdings in the same way as is done in Ireland. This, I think, would be a good way of increasing the number of small proprietors which would be a great advantage.

Wages have increased, but not working expenses, as less labour has been employed, only the minimum absolutely necessary to carry on the farm.

[*David Allen.*—If you work your farm properly you must use proper labour.] No doubt the labour bill has increased, but not working expenses. The reason for this is that a great deal of land has been laid to grass.

The Agricultural Holdings Act has been practically a dead letter. I think agents generally have set their face against it and nullified the working of it by clauses in leases and arrangements with tenants. Remissions of rent give the landlords a handle to secure this, and where remissions are granted it is made a condition that the tenant renounce his claim under the Act.

For improving the Act I would say "abolish the "schedules and leave the arbiters with a free hand to "assess equitably between parties under all the varying "circumstances of each case." The procedure should be made more simple and less costly; the decision of the arbiter should be final, except on legal points; the arbiters should be paid by a public authority, parties getting their services free; a public record should be kept of the condition of farms when the tenancies are entered upon.

Cropping clauses should to a great extent be abolished and tenants given a free hand.

The law of entail unquestionably does hamper a proprietor. An entailed proprietor is merely a liferenter, and his interest is to get as much out of the property for himself and his family as he can during his precarious tenure.

As remedies for the present depression I would suggest:—

Exclusion of store stock. It would be a great boon to the British agriculturist if foreign stock were excluded from landing alive, and I do not think that the British farmer will ever take to rearing stock until that condition exists, as at present there is no encouragement for any one to breed stock. There is no security that when the farmer comes to have young stock for sale, the ports will not be open to the Canadian.

Marking of foreign produce as such. This we have a right to demand.

Cheapening of railway rates for long distances.

Freedom of cropping and free sale of produce.

Improvement of the Agricultural Holdings Act.

Advancement of money at low rates to parties who propose to buy their holding.

Compulsory sale of lands falling into bondholders hands.

Enforcement of contracts as to rent entered into between parties.

Lauder Meeting, 12th July 1894.

Dr. Sherra Gibb, of Boon.

There has been considerable depression. It has been more marked in some years than in others, but the general characteristic has been depression.

The depression has been caused by the low prices produced by over-competition from abroad. Store cattle, sheep, and wool, are the principal products of this district, and if you examine the prices of these you will find that they are more depressed than those of anything else.

There have not been many changes of tenancy due to the bad times. I think that the landlords have fairly met the depression. Landlords have not been obliged to take land into their own hands. Indeed tenants have been in excess of the farms opened to them. A good deal of land in this district is farmed by the proprietor, but not owing to the want of tenants, as these could easily be found.

Improvements have been going on to a very limited extent. That is owing to the landlords not caring to pay out money, and to the tenants not caring to pay for it. Tenants are disinclined to expend money on improvements, and landlords cannot be expected to do so when rents are not coming in well. The getting of money at specially low rates of interest would make a very material difference for the better. We in this quarter would also be very much the better of legislation in the way of getting some money for the making of light railways and the improvement of roads. We are quite entitled to have some such advantages as have been given to Ireland, for the making of a light railway so as to give us an outlet to Gala Water. In regard to the Agricultural Holdings Act, a great deal of friction has arisen between landlords and tenants on account of the want of uniformity in the decisions of arbiters. I hold that if official arbiters were appointed by the sheriffs or the county councils there would be more uniformity in the decisions, and landlords then would not decline to pay any reasonable claim. There would be less litigation.

I think very much more could be made from land by laying it down in permanent pasture, and I think that pasturing should be taken into consideration in fixing the compensation under the Act. Anything tending to the increased fertility of the land should be compensated for.

The incidence of taxation is too much on land. It is all very well to consider the land a thing to be rated, but the taxation on land has militated against one of the principal industries in Scotland. The poor rates should be levied on a different principle. Income tax on one-third of the rent is unfair. Poor rates should be on means and substance instead of rental.

In regard to cropping clauses landlords certainly require some protection. I never heard of a case in this district of a tenant who during the currency of his lease had miscropped being pulled up for miscropping at the end. I have always been allowed to crop as I like. Cropping clauses might be modified very considerably, but I would not like to see that done by Act of Parliament.

I do not think that the law of entail hampers proprietors at the present time.

In regard to jointures, it does seem a hardship that jointures continue of the same amount even though the rental has fallen.

In regard to the increased demand for land, I think that one reason for that is the low rate of interest that can be got for money just now, and that makes a man with a considerable amount of capital perfectly content with 2 per cent. for his money, and he enters on a farm expecting to make that. Besides the low prices for stock enable a man to stock his farm more cheaply than he could do before, and a man may be tempted to enter a farm at a cheap valuation, in the expectation that at the first break in his lease he will be able to get a higher valuation when he goes out. My own farm is between 1,760 and 1,800 acres, but I cannot say whether that measurement includes the woods or not. All my grain crops are consumed on the farm with the exception of a small quantity of barley.

Q. Should not the Agricultural Holdings Act be amended so as to give compensation for the consumption on the holding of home-grown grain, which the tenant is entitled to sell off?

A. If I were preparing for my claim under that Act I would sell my own oats, and buy in feeding stuffs, for which compensation can be claimed. I also hold that the tenant should be entitled to claim compensation for laying down land to pasture, for there is no better way of improving a farm than to leave the farm for a few years under good pasture, containing a large proportion of clover.

Mr. Hope.—I have had several letters from gentlemen who suggest that only those holding a diploma in agricultural science should be allowed to hold a farm. Do you approve of that?

No. I would not go the length of saying that the man with a diploma would make the best farmer, but I would say that *ceteris paribus* the man with the diploma would most likely come out best in the end.

Questioned as to bimetallism, I would not like to pin my faith to bimetallism, and I do not think I would be prepared to offer a higher rental for my farm if bimetallism were brought in.

Edinburgh Meeting, 18*th July* 1894.

Mr. Cunningham, Dalachy.

That agricultural depression exists there is not the slightest doubt, and it is increasing in its intensity yearly, as all those who are farming know too well. It is caused, in my opinion, by the excessive supplies from abroad of everything which we home farmers can produce and which must come here, as it is the only outlet; that this depression is likely in the future to continue, and even increase in intensity from this cause there is little doubt, and most people seem to think it is only a question for the tenant, but that is a gross mistake. It is a landlord's as well as a tenant's question, for what depresses the one is certain in time to reach the other. Most people say to the farmer, "Well, get your rents down." If you are fortunate enough to get that, you shift the load of depression off your own shoulders on to that of the landlord, and he becomes depressed. The same applies to the labourer, so that there is no denying the fact that the depression is amongst us, and I think it a very great pity after all our growling, and the Government having appointed a Commission to see what can be done for the depressed agricultural interest; it is a pity that more landlords, and even tenants have not met the sub-commissioners in their inquiries, and through these gentlemen give the Government all information possible to see if anything can be done to restore a once prosperous industry to what it used to be. There is surely nothing to be ashamed of in poverty, over which one has no control. From a tenant's point of view, seeing that he is the middleman, so to speak, between the laird and the labourer, you must keep him right, or depend upon it, sooner or later, the other two are bound to suffer. Now, in my humble opinion, this can only be done by either raising the price of what we grow, or cheapening the rental of what we grow it on. The former happy event will happen when a better market than ours can be found by the foreigner, and the great law of supply and demand will regulate the latter, and to neither of which need we look to Government for help. The thing is impossible. Government can, however, relieve depression to a certain extent by giving us a proper Holdings Act, as the Agricultural Holdings Act is at the bottom of the whole thing. If that Act were properly amended, so that good farmers would be properly compensated for improvements, and bad ones punished for deteriorating, we would have less competition, and fewer men offering too high rents for land. As the Act stands at present it is little better than an unworkable trap. A good farmer gets his land into first-class condition, but comes to the end of his lease, the time when all good men feel the pinch of the depression, then he finds it impossible to make a re-arrangement, as some "scab" of a fellow, whose pockets have had nothing to do with raising the standard of the farm, comes and completely outbids him, and takes the farm for five years, runs it out and then goes to the landlord and tells him that if he does not get the rent down 25 to 30 per cent. he will clear out. This does not encourage capital to flow to the land, and is very much against both landlords and improving tenants, and I want it stopped. What I suggest is an Act that would meet all this, and the simplest and least expensive way is what I stated to Mr. Hope at Cupar last summer, that each district should have a thoroughly reliable man of that district appointed by Government to examine all farms changing tenants, to take careful, explicit, and detailed notes of the condition of that farm and the way it has been handled in the past; register these for future reference, and at the expiry of the tenancy, if an improving tenant has been the occupant, let him be paid for what he has done; and, on the other hand, if the tenant has deteriorated or reduced the fertility of the land, he in turn must be made to pay for his deterioration. This, to my mind, would greatly curtail the keen competition for land from a certain class that we hear so much about; and it would have the effect of bringing back men of capital who have now fled, and which in the end would be much better for landowners, as their land would always be both lettable and saleable, and the country at large would be benefitted by the increase of produce grown, and justice would go to the man who merits it.

Haddington Meeting, 20*th July*, 1894.

William Ford, Fentonbarns.

A great deal of the depression is caused principally by the low prices for home produce, owing to foreign competition.

I cannot suggest any remedy, unless it be taxation on foreign grain.

Q. How do you account for farms going up in rent so much in this county, a case in point being the neighbouring farm of East Fenton?

A. The new tenant has said that he just bid the rent for it because he meant to have it. The farm was in pretty good condition, and even an unpractical man might make ends meet for five years.

I think that money at specially low rates of interest would be a great help to agriculturists.

Mr. Hope.—What became of all the money made by the tenants in the good times?

Mr. Ford.—I think its all away in the bad times, and something more.

Mr. Hope.—Is it the case that mostly all the money made by the tenants in the good times has been expended on improving the land?

Mr. Ford.—I believe a large part of it was expended in that way. I found that the land in my district was so badly drained that I had to drain it all. I spent 2,000*l.* on drainage myself. I daresay, if I had know that the bad times were to come, I would not have gone into it.

The rate of wages has risen about 1*s.* per man per week.

In regard to the Agricultural Holdings Act, a great many disputes would be saved if a different system were adopted; for instance, if both landlord and tenant were to make up their claims at the same time, and hand them to each other also at the same time. If they could not then agree the sheriff should appoint an oversman. That would save a great deal of litigation. At present, a man with a small claim would have great difficulty in making anything out of it, and even the little he might get would be required to pay his expenses.

There might be more freedom of cropping and sale, especially in a "scarce" year. All that I can sell is potatoes and grain, and, if I should sell hay when prices are high, it would not do the landlord any harm.

I am still in favour of 19 years leases.

I use a great deal of feeding stuffs; sometimes, indeed, their cost amounts to more than the rent.

I do not think it is fair that compensation should not be given for home grown grain consumed on the holding.

It is most unfair that foreign produce should be carried by railway companies at lower rates than home.

Kelso Meeting, 10*th August* 1894.

Walter Rutherford, Crailing Tofts.

I differ from former speakers in regard to the Agricultural Holdings Act for this reason, that, during

the last two years, two of our best farmers had to leave their farms, and these two cases have shaken the faith of anyone who would do anything for the land. These two men were put out because they had their farms in good condition. There is one class of men that are not in favour of the Agricultural Holdings Act, and these are called landnickers. I think the Act might be amended in this way. Suppose a tenant took a farm at, say, 700*l.*, and farmed it well throughout the lease, and at the end of his tenancy, owing to the cleanliness of the land and the fertility of the soil, it was then let at 900*l.*, that 200*l.* of increase does not belong to the proprietor, but is the property of the man whose lease had ended. The proprietor can borrow 4,000*l.* in respect of that 200*l.* increase. That 200*l.*, I think, should be capitalised and paid over to the removing tenant, who was the party that brought about the increase. Nothing is being done for land just now, because no man will sow in order that another may reap. I maintain, that if the land in our country were properly farmed, we would not require malt tax or anything else. The men who have taken other people's money out of the land have made more than people who have put money into the land.

I consider that a man should have, in regard to cropping, ample freedom to do with the land whatever he likes, provided he does not reduce it. If a man can make 5*l.* by selling straw, why not? There is another thing in connexion with the Agricultural Holdings Act, a man should be compensated not only for feeding stuffs consumed, but also for the improved state of the land. At present, a man can use feeding stuffs and get compensation for these, and yet use nitrate of soda and take away the benefit of the feeding stuffs.

Mr. Hope.—You speak of the tenant increasing the value of the land by 200*l.* a year, but what if he reduces it to the same extent?

Mr. Rutherford.—Then, I say the tenant should be made to pay for that deterioration, and the landlord should take very good care not to let the farm to such a man for a second time. What we want is, that a good tenant should be protected against a bad landlord, and a good landlord protected against a bad tenant.

Mr. Hope.—What became of all the money made by the tenants in the good times, when prices were so different from what they are now?

Mr. Rutherford.—It was all put into the land, the landlords got it by the increase of rent. The good times, as you call them, were a perfect curse to the country, for people rushed in and entered upon leases at rents which they could never pay.

If money could be got from Government for improving land, at 2½ or 3 per cent., the factors, if they were fit for their business, would take full advantage of it.

Mr. R. H. Clifton.—With regard to what Mr. Rutherford says on this point, I may say that, on account of the great increase in the death duties, I have told my factor not to spend any more money on estate improvements, and I have told my forester not to plant another tree.

Mr. Rutherford.—Then there is all the more need for the Agricultural Holdings Act being made right, so as to secure the money which the tenant invests in improving the land if the landlord will not improve the land himself.

Meeting at Banff, 15th August 1894.

Rev. Hugh Fraser, parish minister of Alvah.

I should like to speak in support of better accommodation for farm servants. I think that money should be advanced for providing such accommodation. In my parish a good proportion of the married servants have their wives and families in Turriff, Macduff, Whitehills, and Aberchirder, six or seven miles away, and they only see their families once a fortnight, from Saturday night to Sunday afternoon or evening. If proper accommodation were erected it would keep the people on the land, and they would get a better quality of servants. My own idea is that if there was a sprinkling of cottages and crofts among our farms, and if these were in the hands of the proprietor and not of the tenant, it would be very much better. The cottages, when in the hands of the farmer, are often neglected.

Those farm servants, whose wives stay in town, sleep in places at the farm, and in winter they sit in the kitchen in the evening till nine o'clock, when they are expected to go to bed.

Meeting at Elgin, 17th August 1894.

Mr. Walker Altyre, factor to Sir William Gordon Cumming, of Altyre and Gordonston.

I consider that there has been agricultural depression, which has been caused by the fall in prices of beef, mutton, and wool, and by bad seasons. I farm about 1,000 acres of land for my employer, and we breed everything that we feed. We have the same class of stock as we had in 1882, and there is a fall in 24 months' old cattle, by my books, of 5*l.* or 6*l.*, which on 60 cattle at 5*l.* is 300*l.* a year. The size of the farm on which these 60 cattle were bred is 879 acres.

The hoggets which we turned out fat in 1882 realised 58*s.* to 60*s.* while at the present time they are selling at 40*s.* The land is, therefore, not worth so much now. If it was then worth 1*l.* an acre it is of course not worth so much now.

The proprietor has not been obliged to take farms into his own hands, and improvements on the estate are going on as before. It has been the practice to charge interest on drainage, but that is a matter of arrangement, and we have to take and give. It would be of benefit to get money at a low rate of interest from the Government, but my experience of Government loans has been, that there is so much red-tapeism and inspection and expenses that the system is almost unworkable. I had, at one time, to do with an entailed property, and money was got by this means, but the restrictions made it so unworkable that the entail was removed. It would, however, be of benefit if money could be got at 3 per cent.

In the year 1882 the farm I have mentioned showed a balance on the right side. Blame has been laid on the labour bill, but I find that the rise is a mere bagatelle within the last ten years, and I expect those who say wages have gone up from 10 to 20 per cent. have not looked into their books.

I have had two cases under the Agricultural Holdings Act to deal with during the past decade, and my experience is, a payment by the landlord for which little or no appreciable benefit has been received. All permanent improvements that are necessary, farm buildings, reclamations and drainage, should be made matter of arrangement between the landlord and the tenant to begin with and be paid for by landlord so far as unearned increment from extraneous or imported manures are concerned. This, I think, could be met with by say, two or three years notice to quit by the proprietor.

My two cases under the Act are as follows:—The one was in connection with an arable farm of 257 acres; the other in connection with a farm of 85 acres arable and 200 of good pasture.

During the last four years of the lease of the first farm 145*l.* had been expended on imported manures and extraneous feeding stuffs. Of that 145*l.*, 29*l.* 6*s.* was claimed under the Act. On the other farm 125*l.* was expended, of which 37*l.* 5*s.* 6*d.* was claimed. I offered 13*l.* 6*s.* in the first case, and 8*l.* 10*s* in the second, and these offers were accepted. These offers were made to protect the landlord, and subject to the stipulation that they were not to be held as admissions that anything was due.

Cropping clauses are a necessity in leases but are more a matter for adjustment between proprietors and tenants than for legislation. If I see a good tenant doing anything contrary to the clauses in his lease I just look the other way when I am passing his farm.

If there are good farms to let there are always competitors, no matter what size they are, but there are more competitors for farms of 100 acres than those of a larger size.

I think more houses should be built in the county for labourers, but during the last eight or ten years, that has been, to a considerable extent, modified. I think it is far from right that a man should have to live in one part of the county and his wife in another.

Part of the estate I am connected with is in a late district of the county. In 1891 the turnip crop was a complete failure, and in 1892 the grain crop was an equal failure, for just as we were about to harvest our crop the weather broke and the produce was literally worthless. A third of the rents was given back, but

this temporary reduction did not appear in the valuation roll. On the estate during the last ten years there has been spent on improvements 24,000*l.* The rental of the estate is from 11,000*l.* to 12,000*l.*, but previous to the time I have spoken of much heavier outlays were incurred. The estate contains about 10,000 acres arable and 20,000 acres of pasture. In 1882 the rent was 12,800, and in 1892, 11,800. There are generally 19 years leases, with breaks given, and sometimes when the tenant drives a hard bargain the break is on his own side.

I hold a strong opinion in regard to foreign meat, and think the meat should be killed abroad. This would give the farmer a certain advantage in this country from the fresh appearance of his produce, and would obviate the necessity of branding or licensing. So long as the present law exists let the animals come in dead.

There have been very few changes of tenancy caused by the bad times.

It is very unfair that tenants should be taxed on the same basis as gentlemen occupying houses.

It would be of assistance to farmers to know definitely whether or not the Board of Supervision have power to order classification. People with incomes from investments should pay more taxation proportionally than they do at present.

The law of entail hampers an owner when borrowing money.

We must have a rotation of cropping in leases to settle ingoing and outgoing. No rotation will make a bad farmer a good one. No lease ever penned will do that.

Feeding stuffs are a very heavy item of farm expenses. We expend an amount as nearly equal to the fast as possible on manures.

It is most unfair that foreign produce should be carried at a lower rate than home.

II.—Cropping Clauses of two East Lothian Leases of 1894. (*See* Paragraph 20.)

And with respect to the cultivation and management of the lands hereby let the tenant binds and obliges himself to manage, cultivate and crop the same according to the most approved rules of good husbandry, nature and capabilities of the soil being considered, and in no way or manner to deteriorate or impoverish the same by improper culture or penury in manuring and, without prejudice to the said generality, to observe the following general rules and mode of management. Videlicet. (First.) That one-fourth of the lands hereby let (or as near as may be according to the sizes of the different fields) shall either be summer fallow, turnips, beans or potatoes, properly cleaned and manured, and in the last year of the lease, not less than one-half of said fourth shall be turnips. (Second.) Another fourth part in white crop, immediately succeeding fallow, turnips or potatoes cleaned and manured as aforesaid. (Third.) One-fourth in hay sown down with the first crop after summer fallow, turnips, beans or potatoes cleaned and manured as aforesaid, and (Fourth) the remaining fourth part in white crop after hay, or, in the option of the tenant, two-sixths shall be under potatoes, turnips or beans properly cleaned and manured, and, in the last year of the lease, not less than one-third shall be in turnips, two-sixths in wheat, barley or oats, after potatoes, turnips or beans, one-half of which shall be sown with grass and clover seeds, one-sixth in hay or grass, and one-sixth in oats, after grass or hay. Declaring that the tenant shall (excepting as before and after mentioned) be entitled to sell and dispose of the whole or such portions of hay, straw, potatoes or turnips, the produce of the said lands, as he may think proper under the express conditions, that he shall import and lay on the lands three tons of good horse or cow dung for every ton of straw sold for consumption off the farm, and four tons of similar dung for every acre or twenty tons of turnips so sold, or a quantity of foreign manure equal in value for manurial purposes to such weight of horse or cow dung, of all which evidence shall be produced to the satisfaction of the proprietor's factor, and if the parties hereto shall differ in opinion as to what is an equivalent quantity of foreign manure, the same shall be determined by arbitration as aforesaid, and further, the tenant hereby binds and obliges himself to apply all the manure made on the farm during the currency of this lease, annually to the lands until the last year of the lease in which the manure made after the sowing of the fallow crop shall be left as after mentioned.

The tenant obliges himself to hold the straw and chaff of the last crop raised or made on the farm as Steelbow, and to leave the same in Steelbow subject to his right to use what is required for his stock previous to the term of removal to the proprietor or incoming tenant, the said tenant having at his entry received the straw and chaff of the outgoing tenant's last crop on the same footing.

III.—(*See* Paragraph 26.) Minute of Agreement between *The Brechin Auction Company Limited*, of the first part, and *William Donald*, 22, *John Street*, *Montrose*, of the second part, in manner following, that is to say:—

The first parties hereby agree to send *nine heifers* to the second party, and the second party hereby agrees to receive the same to be *grazed* upon his *park at Kirktonhill*, in the parish of *Marykirk*, upon the following conditions:—

(1.) The second party shall duly care for and supply good and sufficient *grass* and water to the said *nine heifers* upon the said farm, and being the produce thereof, in the ordinary way, and as faithfully as if the *heifers* were his own property.

(2.) The first parties shall pay to the second party at the rate of *one shilling and three pence* per week for the *keep* of each *heifer*; and 75 per cent. of the net cost of any artificial food supplied, with the previous written consent of the first parties, shall be repaid to the second party. Payments shall be monthly.

(3.) This agreement shall be terminable by either party upon *two* weeks' notice given to the other party.

(4.) It shall be in the power and option of the second party, at any time during the subsistence of this agreement, and before notice under Article 3, to become the purchaser of the said *nine heifers* at the price of *fifty-eight pounds* sterling, with interest thereon at the rate of five pounds per centum per annum from the *third* day of *October*, eighteen hundred and *ninety-three*.

In witness whereof, this minute of agreement (so far as not printed), written by , is subscribed by the parties at upon the day of eighteen hundred and , before these witnesses.

(*Sixpence Stamp.*)

IV.—Letter addressed by James Shields Dolphingstone, East Lothian, to Mr. Hope. (*See* Paragraph 38.)

Dear Sir, June 25, 1894.

In reading over the evidence submitted to you as to the depression in agriculture, I notice several of the witnesses make reference to the incidence of taxation, and Mr. Stewart, factor on the Dalhousie Estate, makes reference to the poor rate pressing heavily on land, whilst the colliers are the greatest producers of paupers. It has occurred to me that the anomalous state of matters in regard to the levying of the poor rate in the parish of Prestonpans might be of interest.

All the rates, except poor rates, are levied in the usual way, the old established usage being continued when the Poor Law Act of 1845 was passed. By this mode one-sixth of the amount required is paid by the Feuars, and five-sixths by proprietors and tenants of land, equally, the former on the old valued rental, the latter on real rent without any reduction. The result is that the feuars pay 6*d.* per pound on a gross rental of 4,564*l.*, 5*s.* 10*d.* less 15 per cent. to 25 per cent. as required (in order, I suppose, to give an easy calculation of 6*d.*). The proprietors pay 10*d.* on the old valued rent, which is higher than the present real rent, and the tenants of land 1*s.* 2*d.* per pound on the gross rental without any deduction. Some of the tenants of land any 7*s.* per acre for poor rate alone. By the present antiquated mode of assessment, the parochial board have no power to assess tenants of houses amounting to 1,195*l.* 12*s.* 8*d.*, minerals, harbour railway,

shootings, &c., 2,187*l.* 8*s.* 4*d.*, wholly exempt from poor assessments, 3,383*l.* 1*s.* 0*d.* The North British Railway pay a voluntary assessment of 1*s.* 2*d.* after receiving a deduction of 52½ per cent. This is paid and accepted by the Board as a compromise, having no power to assess any property not previously assessed under the old system.

A meeting of the Parochial Board was held last week to try and alter this unjust system, but while all the mineral proprietors, and proprietors of mansion houses, &c. were present (and whose property has been exempted), the feuars were in strong force, and carried the continuing of the old system by 31 to 17 votes. Although the figures brought out by a committee appointed for the purpose showed that a rate of 6½*d.* on proprietor and tenant alike after allowing 10 per cent. on land and minerals, 20 per cent. on houses, and 35 per cent. on railways was all that would be required, but the addition of ½*d.* carried the day, and this iniquitous system is to be continued.

I hope you may be able to make some use of these facts, and help to abolish this iniquitous system, the only one in Scotland.

V.—Paper on Bimetallism, by Mr. W. H. Gibson.

(*See* Paragraph 43.)

Since I began to assist my father in farming, in Roxburghshire, nearly eighteen years ago, I have seen little else but depression in agriculture. The few short intervals of comparative prosperity have each been suceeded by a lower deep still.

It is not alone in our own country that agricultural depression exists. If you travel over the whole Continent of Europe, even through countries in which agriculture is heavily protected, you will hear the same cry of despair from the agricultural community.

If you cross the broad Atlantic to the almost boundless prairies of America, where our competitors have all the advantages of cheapened methods of production and cheapened freights, you will find the same result.

If you sail right round to the other side of the world you will find there has been a dark cloud of depression, hanging over the continent of Australia and New Zealand.

The cause of that agricultural depression must be something common to all these lands, and I doubt if anyone can dispute the fact that the main cause is that the prices of almost all kinds of farm produce are gradually falling lower and lower.

There are many important questions requiring the consideration of the Royal Commission, and particularly the amendment of the Agricultural Holdings Act, but in my humble opinion the question which transcends all other questions in importance is:—*What is the cause of this continual shrinkage of values?* and the next question in importance:—*Can we find a remedy which will be just, and which will be expedient?*

Before considering the first question, I should like to point out that it is not alone agricultual produce that is falling in value. If we look to the index numbers compiled by Dr. Sauerbeck, an acknowledged authority, we find that the average of the wholesale prices of 45 of the leading commodities in England, has fallen almost continuously since the year 1873, and we observe with great anxiety that the average of all these leading commodities has been falling steadily lower and lower every month of this year, up to the month of June.

If we would discover the cause of that continued shrinkage of values during the last 21 years, we must turn our attention to the history of money, uninviting though the subject may be.

We find that the history of agriculture has at all times been intimately bound up with the history of money.

When money has been abundant, prices have risen and agriculture has flourished; when money has been scarce, agriculture has at all times languished.

The key which explains that connection is the theory of Political Economy. "That the general level of prices depends on the quantity of money, compared with the work of circulation to be done by it."

With that key let us glance very briefly at a few marked epochs in history.

Historians assert that the fall of the mighty Roman Empire may fairly be attributed to the working out of the gold and silver mines of Spain and Greece, causing a contraction of money and a difficulty in the provinces of paying an ever increasing burden of taxation.

During the next 1,000 years no new mines were discovered, industry and commerce languished, and that long dead period has been commonly described as the "Dark Ages."

In the 16th century we come to what is called the renascence, or new birth of society. Immense discoveries of the precious metals were made in America. As money flowed into Europe industry revived, commerce expanded, and agriculture flourished. The immense supplies of money, amounting to nearly twenty times the previous supply, arriving when foreign trade could not rapidly expand, caused all prices to rise steadily till they were more than quadrupled. Wheat, which had averaged a little under 6*s.* per quarter for about two centuries, rose to nearly 40*s.*

Peferring to this period, Took and Newmarsh in their "History of Prices," remark:—

"We have the fullest warrant for concluding that any partial inconvenience that might arise from the effect of the American supplies of the sixteenth century in raising prices was compensated, and repaid a hundredfold by the activity, the expansion, and vigour which they impressed for more than one generation upon every enterprise, and every act which dignifies human life or increases human happiness."

From 1582 to 1702, according to Rogers, wheat averaged 39*s.* 0½*d.* per quarter, and from 1701 to 1799, according to Tooke, it averaged 40*s.* 8*d.*, showing a fairly steady level for two centuries.

In the beginning of the 19th century, cash payments having been suspended, there was again an immense expansion of money, but this time unfortunately an artificial one, caused by enormous issues of inconvertible paper money. The effect was a further rise in prices, and a period of great industrial and agricultural prosperity.

Wheat rose to an average of 126*s.* 6*d.* in the year 1812, and averaged 85*s.* 5*d.* during the years from 1800 to 1820.

This period of inflation ceased after 1816, when England resumed cash payments, and when later the inconvertible notes were called in.

The sudden shrinkage in the supply of money, by the withdrawal of the inconvertible notes, was followed by a fall in prices, and a period of terrible distress.

Between 1820 and 1830 historians state that one-half the farmers and traders of the United Kingdom became bankrupt, and the depression became so serious that about the time of the passing of the great Reform Bill the country was on the brink of revolution.

Between 1820 and 1840 parliamentary enquiries into the depression were as numerous as they have been in recent years, and all the evidence before them pointed to the great cause of the distress being the altered value of money, but Parliament forbade them to deal with that question.

In 1846 the potato disease appeared in Ireland, and there was a famine in that distressful country. The Corn Laws were repealed, and for three years there was a further fall in prices, till in 1849 the lowest depth was reached.

Rich gold fields were discovered in California in 1848, and in Australia in 1851, and then we entered on a new era of universal and unprecedented prosperity, extending to all countries, whether free-trade or protectionist.

The supplies of gold rose from an annual production of about 6,000,000*l.* to 36,000,000*l.* in the year 1852, and during 20 years averaged 27,000,000*l.*

The five-and-twenty years ending in 1876 were palmy years in agriculture, which our older neighbours remember well, and for a return of which they now sigh with a longing heart.

Prices of all kinds of farm produce rose. Farmers, instead of being ruined by the abolition of the Corn Laws, as many feared, were enabled to pay the landlords an increase of 20 to 30 per cent. of rent.

They were enabled to give more than double the wages to the labourer, and yet were able to live comfortably and happily.

In 1873 we come to another era, an era of legislation against silver, and consequent contraction in the volume of standard money, and we see how history again repeats itself.

In 1873 for the first time in the history of the world one source of supply of money was cut off. The free access of silver to the mints was restricted, and the connecting link between gold and silver was broken.

So long as some mints were open to the unlimited coinage of both silver and gold at a fixed ratio, the standard of value of the whole world was practically a joint standard of silver and gold. The valuation was

based upon the joint mass of silver and gold but when the par of exchange was broken, the nations became divided into two sections. One section having a gold valuation, and the other section a silver valuation.

Great Britain had a single gold standard from the year 1816 but enjoyed all the advantages of the bimetallic valuation, so long as the mints were open.

Germany was the first to make the fatal mistake of following the example of Great Britain in adopting the single gold standard, and was the immediate cause of the mints being closed.

America and other nations followed the example, and it is estimated that in a few years there was a new demand for gold, for monetary purposes alone, amounting to over 200 millions sterling. The annual supply had fallen to less than 20 millions, and we can thus easily understand how gold then rose in value compared with commodities.

In 1873, as we now see, we had entered on the greatest monetary revolution the world has ever seen, a revolution which is still going on, and which threatens ultimately to reduce the standard money of the world by one-half its former quantity.

Gold is continually appreciating as more and more of the function of standard money is transferred from silver to gold, and gold has already appreciated, when measured by commodities, by more than 50 per cent. within 21 years.

What we want is a standard of value which will be as near as possible to "a fair and permanent record of obligations over long periods of time," and we believe that a standard having two sources of supply as at all times formerly, will be more likely to keep a stable level of prices than only one.

The results of continual appreciation of our standard of value have been most unjust to all who have made contracts in which time is any element, and have been most disastrous to agriculture.

Landlords have suffered from the depreciation of their property, and in many cases where there have been large jointures to pay, or heavy mortgages, the nominal landlord's share has vanished entirely.

Tenants have found their rents, and all fixed charges growing larger and larger year by year, when measured in produce. The long lease system which was the pride of our forefathers, and which has made Scottish agriculture what it is, has been ruined.

Farm labourers in Scotland have not yet felt the pressure, but it will assuredly reach them soon if prices continue to fall.

The continual appreciation of the standard of value in all gold-using countries is, I believe, at the root of most of the difficult social problems of the present day.

As our distinguished countryman, the Right Hon. A. J. Balfour, has said, "it is probably the most deadening and benumbing influence that can touch the springs of enterprise in a nation."

Other nations, instead of adopting free-trade are being induced to hedge themselves in with heavier tariffs in a vain effort to protect themselves.

Trade with the silver-using East is being artificially driven from our own shores into the hands of the teeming millions of Asia themselves.

Profitable investments cannot be found, and capital is beginning to demand reductions in wages, which cause most distressing strikes.

If recent legislation has been the cause, as I am convinced it has been the main cause of such an enormous appreciation of our standard of value, I think the only remedy is to reverse that legislation, and reopen the mints.

Other nations have seen the disastrous consequences arising from the loss of a par of exchange between silver and gold, and have been anxious to retrace their steps, but none dare do it alone.

The results of the International Conferences which have been already held to discuss the question, clearly prove that it can only be settled by International agreement, and that Great Britain is the main obstacle, if not the only obstacle, to such an agreement.

To show that our leading financiers are well aware of the danger of further legislation against silver, allow me to quote the words of M. de Rothschild at the Conference at Brussels in 1892. He said "Gentlemen, I need hardly remind you that the stock of silver in the world is estimated at some thousands of millions, and if this Conference were to break up without arriving at any definite result, there would be a depreciation in the value of that commodity which it would be frightful to contemplate, and out of which a monetary panic would ensue, the far-spreading effects of which it would be impossible to foretell."

That Conference broke up without doing anything, because the British delegates declined to discuss the question of International Bimetallism.

The following year India closed the mints, and by one stroke of the pen converted the vast silver coinage of that Continent into merely token coins.

America followed by repealing the Sherman Act by which she had for some years added annually about nine millions sterling worth of silver to the coinage.

These last acts of legislation against silver have already caused a great drop in prices and untold misery.

If India should really adopt a gold standard as many statesmen are already advocating, I believe the fresh scramble for gold would cause prices to fall so low that a great many of us would be ruined.

I would beseech the Commission to press upon our Government the necessity of immediately joining with the other leading commercial nations in re-opening the mints to the coinage of silver as well as gold at a fixed ratio, and thereby re-establishing an international bimetallic standard of value.

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